

- ADDENDUM -
- GUELPH CITY COUNCIL MEETING -
- October 5, 2009 -

DELEGATIONS

a) **146 Downey Road:** Proposed Zoning By-law Amendment (ZC0906)–Ward 6

- Carl Keller, Kortright Hills Community Assoc.
- Michael Carriere
- Laura Murr

Correspondence

- Alexandra Savich
- Walter Savich
- Antony Savich
- Harold T. Whiteside
- Beverly Smyth
- Jeff Wang
- Shawn & Jennifer McConkey
- Pat Johnson
- David & Michelle Blythe
- Nalini Persram
- Carl Keller
- Don & Charlene Pinksen
- Chris Riddell
- Daniel Fischer
- Dariusz, Dorota, Adam, Joanna, & Monica Adamek
- Michael & Lisa Cauley
- Kelly Walton
- Sandra Brown & Fred G. Porter (*2nd letter*)
- Jim Warren

Proposed Zoning By-Law Amendment 146 Downey Road

146 Downey
Road Guelph,
Ontario



Oct 5, 2009

SRCL is a joint company of the developer Seaton Group and the builder Ashton Ridge Homes.

Partners have many years of experience developing and building in various municipalities throughout Southern Ontario.

First joint project was Rockwood Ridge near Guelph. Acclaimed as an example of good greenfield development.

Rockwood Ridge



Successfully completed **infill** projects in Woodbridge and Guelph. SRCL's Mont St and Mary St infills demonstrate our approach to community building. Mont St. won **GDHBA's Infill Project of the Year**.



19 & 21 Mont St., Guelph



31 Mary St., Guelph

Completed award winning **heritage** projects; Market Lane project in Woodbridge and Alton Mill Creative Arts Centre in Galedon



Alton Mill
(www.altonmill.ca)

146 Downey Road.

Intention to try to work constructively with the City and the community to arrive at a plan that is desirable to all concerned.

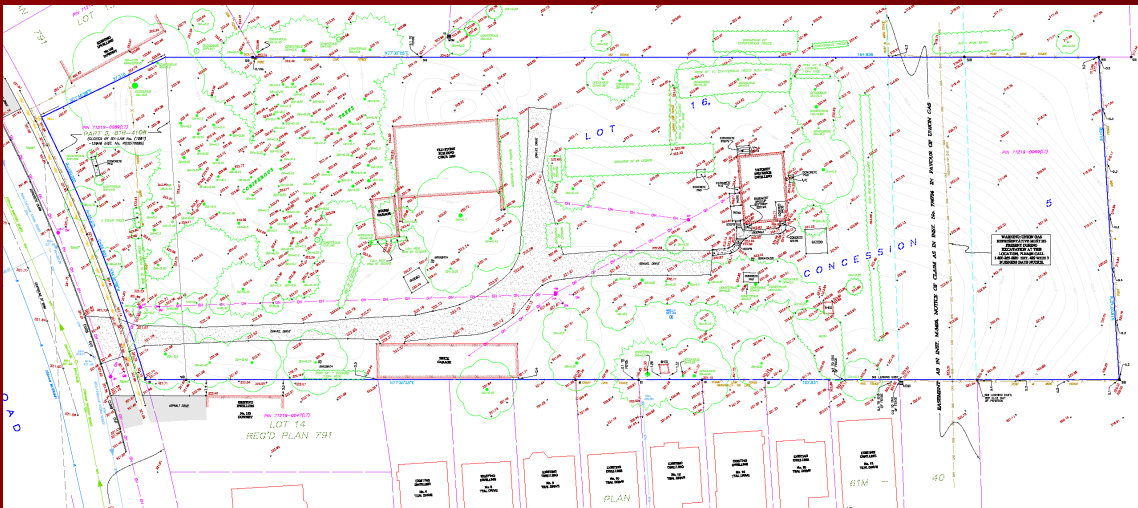
Objectives:

- create pleasant place to live that will attract future home purchasers
- meet city and provincial policies
- promote good design; architecture, environmental, site planning, engineering, etc.
- minimize negative impacts on neighbourhood

In these few short minutes, I would like to discuss:

- site description
- parklands to the east
- trees and landscape design
- environmental issues
- flexible zoning
- range of housing types and choices
- why an apartment building here?
- how the site planning and condo processes will address detailed design issues
- traffic
- preservation of farmhouse
- servicing and schools

Site Description



- site is a long narrow rectangle; dictates narrow condo road with reduced front yards in order to meet normal rear yard setback requirements
- 15 metre wide gas main bisects property
- undulating with modest slope at the east end
- site to be graded to allow gravity drainage of sanitary/storm sewers

Parkland to the east



The site abuts an attractive public amenity. Near tributary “A” of Hanlon Creek, a coldwater stream, park and open space system. These are assets to be protected.

Trees Evaluation, Preservation, Landscape Design

- existing trees have been planted as part of landscaping of house
- this not remnant forest or woodlot
- individual trees range of species, size, health
- Scots Pine plantation; non native, these trees susceptible to dead fall/wind damage and on downward side of natural life cycle
- tree preservation will focus on perimeter trees and several interior individuals
- landscape design will result in substantial tree planting
- willing to discuss a tree planting/reforestation program on the adjacent city open space lands, which could result in a net gain of trees

Environmental Issues

- EIS submitted as per Terms of Reference established by EAC in Sept 08
- site outside of PSW, buffer & floodplain as per GRCA and consultant study
- wildlife corridor from the east has been severed (Hazelwood Court) but the creek corridor will remain in place for wildlife passage
- no observations of any Species at Risk including including Ribbonsnake, Milksnake
- groundwater impact – none anticipated as per soil testing and preliminary servicing design
- SWM infiltration will allow for water balance
- protection of creek – controls will be in place during and after construction

Flexible Zoning

- not an uncommon approach eg. Rockwood Ridge, and some developments in Guelph
- allows builder to respond to marketplace and economic conditions, uncertain timing without having to rezone property again
- proposed zoning by-law will still contain restrictions re: density, height, maximum and minimum unit counts
- this approach is not a blank cheque but instead is a practical tool

Range of housing types and choices

- type of community: homogeneous or diverse?
- like bio-diversity in a healthy ecosystem, good city planning should provide a range of housing choices to reflect all stages of life and diverse population
- Proposal: singles on Downey Rd, townhouses where site abuts existing houses and apartments or stacked townhouses overlooking open space



Ashton Ridge Homes

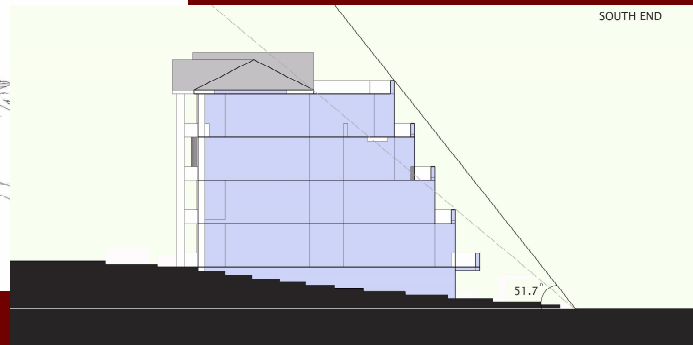
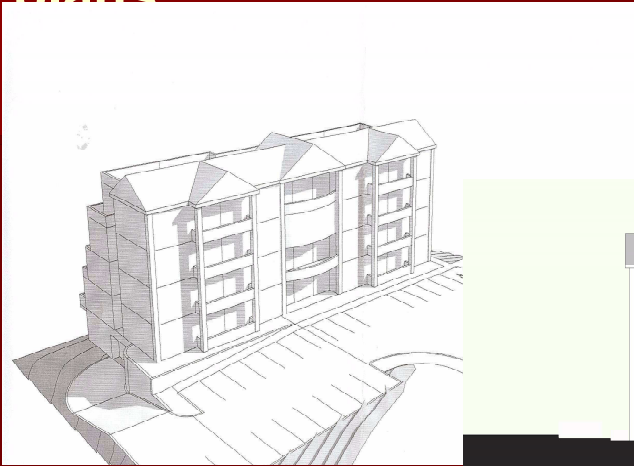


Guelph, Ont.

Why put an apartment building here?

- Places to Grow Act – requires density and intensification
- this portion of site is not immediately adjacent to other houses and is between 100 - 150 m from houses on opposite side of park
- no other apt. sites built or identified in south-west quadrant of city
- planning principle of placing denser units adjacent to public open space
- we need to accommodate varying demographics of our community such as:
 - aging population/downsizing
 - young people/first time buyers
 - single people

Preliminary concept plans



- terraced design to reduce visual impact and create architectural interest – this building could be very attractive!
- opportunity exists for sustainable/green building elements including green roof, solar hot water, etc.

Site planning and condo processes

- After establishing permitted uses, the detailed Site Plan and Condominium processes will require various details to be addressed, such as:
 - engineering/grading design
 - tree preservation/planting/buffering/screening
 - architectural details
 - garbage storage/pickup
 - trail connection to park, etc.
- During this stage elements relating to the Community Energy Plan will be finalized (eg. Energy Star)

Traffic

- Downey is an arterial road designed by the City to accommodate greater levels of traffic than exist today
- Data used for traffic report was provided by the City Traffic Dept and is industry norm for assessment purposes
- Excessive speed is a matter of road design and enforcement; is not a matter of road capacity

Preservation of Farmhouse



- Heritage Guelph has requested the circa 1910 house be preserved.
- while not a “gem” value exists & it will be renovated
- concept of subdividing into four was an idea only; not likely to happen due to Building Code issues
- preservation of house will provide a connection to the history of the site
- keeping house provides interesting urban design opportunity; eg. curve in road

Servicing & Schools

- **sanitary, storm and water services are available**
- **nearby stormwater management facility was designed to accommodate storm flows from this site**
- **on site SWM controls proposed for quality control**
- **all work near gas easement regulated and highly controlled**
- **no indication from school boards that the development of this site will create capacity problems**

Drainage Concerns...Page 1 of 3

Excerpts from Report

**146 Downey Road
City of Guelph**

**Preliminary Site Servicing &
Stormwater Management Report**

Prepared for: Seaton Ridge Communities Limited
Prepared by: Braun Consulting Engineers Ltd.
BCEL File: 08.07-11
Revised: August 5, 2009

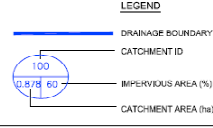
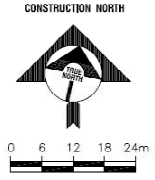
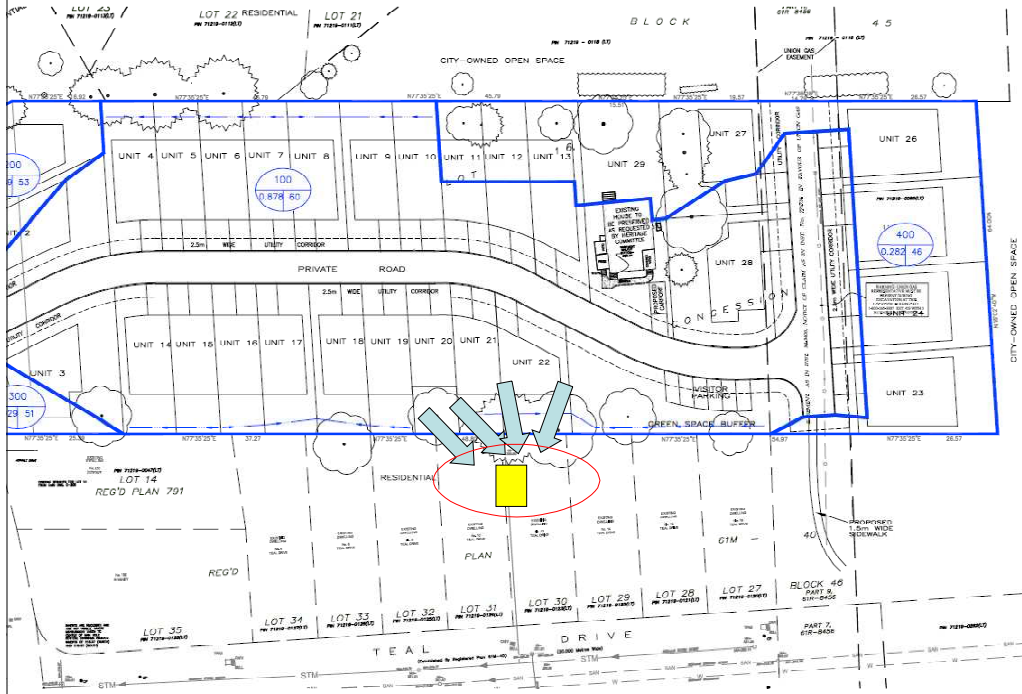
towards the adjacent open space municipal lands. The remainder of the site (44%) drains towards existing residential lots that front on Teal Drive. Existing drainage boundaries are also shown on Figure 1.

(Page 3, Paragraph 7)

runoff estimated to be 94mm. For pre development conditions the impervious area is approximately 11%, while post development conditions could be in the order of 60% impervious. This would be a net change of 49% ($60\% - 11\% = 49\%$) of the site from pervious to impervious area.

(Page 8, Paragraph 3)

Drainage Concerns...Page 2 of 3



NOTE:
SITE PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND WILL BE MODIFIED BASED ON ULTIMATE SITE SPECIFIC ZONING.

FIGURE 2
CONCEPTUAL DRAINAGE CATCHMENTS
POST DEVELOPMENT

Drainage Concerns...Page 3 of 3



Retention of Established Trees...Page 1 of 3

View from Back of Property of 10 Teal



Retention of Established Trees...*Page 2 of 3*

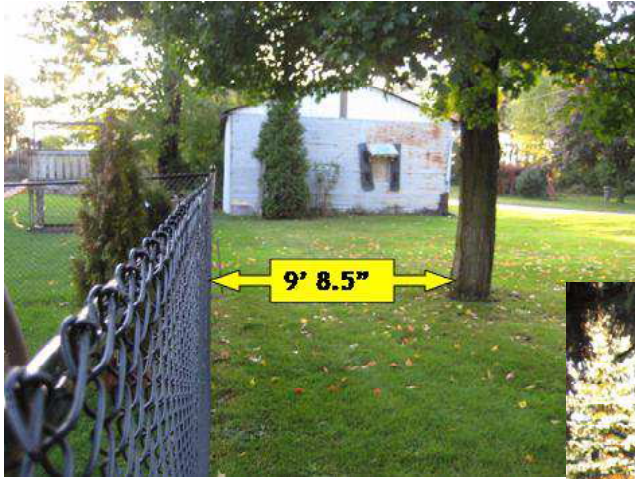


Maple



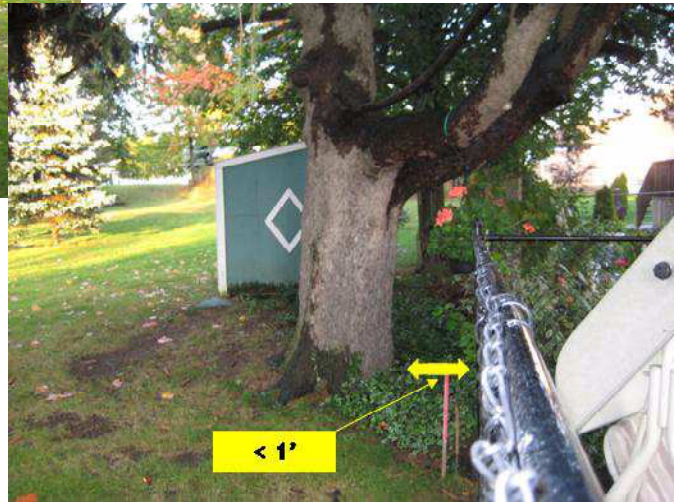
Spruce

Retention of Established Trees...Page 3 of 3



Maple; Proximity to Property

Spruce; Proximity to Property



Teal Yard Expansion Opportunity...Page 1 of 1

Inquiry...September 21st, 2009

To: 'downey@seatongroup.com'
Cc: 'kari.wettstein@queph.ca'; Christine.billins@queph.ca; planning@queph.ca; al.hearne@queph.ca
Subject: Downey Road Development

To Whom it May Concern,

My family and I reside on Teal Drive and are obviously very concerned about the potential development on 146 Downey Road. The homes on Teal Drive have very small backyards, and the potential plans on the Downey Road development have homes extremely close to our property boundaries, creating a very alarming situation.

I am inquiring if Seaton Group would have any interest in severing portions of 146 Downey Road to be available to the households on Teal Drive that back on to the property. Expanding the length of the Teal backyards may allow for a more acceptable separation from the Downey Road development. If this is of interest to Seaton Group please advise the potential amount of land available to each household on Teal.

Please note that I am merely asking on behalf of my household, and if this is of interest to Seaton Group I will inform the other 7 households that directly back on to the property.

Thank you and I appreciate your consideration.

Rob Moreland
519 265 7039

Response...September 28th, 2009

Cc: 'kari.wettstein@queph.ca'; Christine.billins@queph.ca; planning@queph.ca; al.hearne@queph.ca
Subject: RE: Downey Road Development

Hello Rob;

Thank you for your email last week and I apologize for the delay in getting back to you.

I understand why you are interested in having additional land added to rear of your property. However, our property is not wide enough to allow any lands to be severed while maintaining the city's required rear yard setback of 7.5 m. We will consider various options to provide buffering and I would be more than happy to discuss this further with you as the planning process proceeds.

Yours Sincerely;

Seaton Group

Jeremy Grant
Vice President, Planning and Development













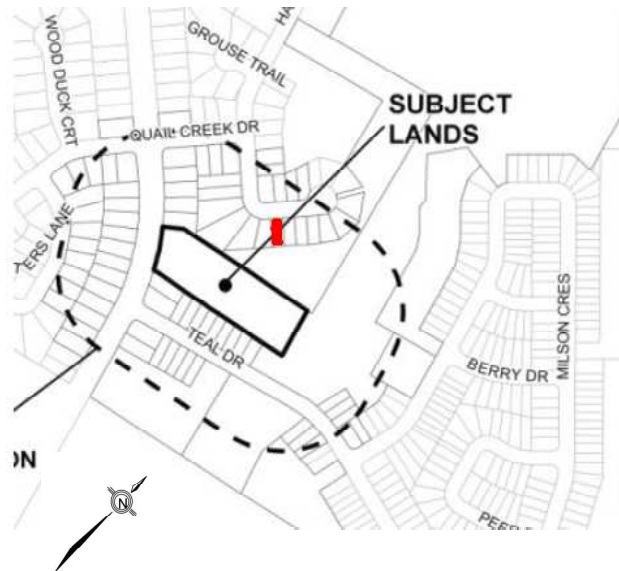




Wally Kowal
75 Hazelwood Drive

Regarding the Proposed Bylaw
Amendment for the Property
Located at 146 Downey Road

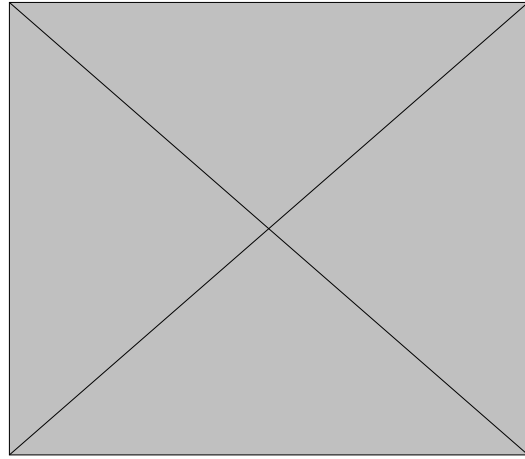
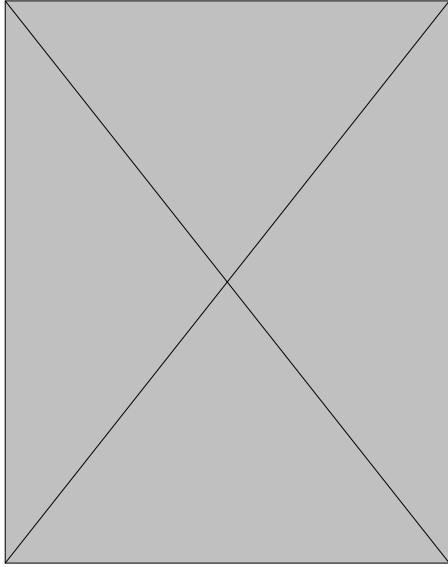
My relationship with the property:



Objections to the proposed development

- All three versions of the proposed development are **inconsistent with our existing Kortright Hills neighbourhood** in density, height and visual design
- The excessive height of the proposed apartment building will result in a **visual desecration** of our beautiful neighbourhood
- City Planning staff are proceeding with **a process that differs significantly** from the existing City of Guelph planning process.
- The developer's request for flexible zoning creates uncertainty for our neighbourhood

1: Proposal is inconsistent with the neighbourhood



Existing townhouses in neighbourhood



2: Excessive height will overshadow properties

- The excessive height of the proposed apartment building and townhouses, combined with the geographic prominence of the site will result in a **visual desecration** of the beautiful neighbourhood that we residents and the City of Guelph have created and enjoyed over the last 25 years.

Western view of property - before



Western view of property - after



Eastern view of property - before



Eastern view of property - after



View South on Hazelwood



3: Planning is proposing radically new process

- The City of Guelph has an equitable planning process that balances the needs of the city, the needs of its citizens, and the needs of developers
- The city has allowed limited flexibility in greenfield developments, but never in infill developments
- The developer is claiming that he needs complete flexibility because of economic uncertainty
- Economic uncertainty is part of the development business, and the City of Guelph should not sacrifice its own effective planning processes to the sole benefit of developers.

4: Uncertainty from proposed flexible zoning process

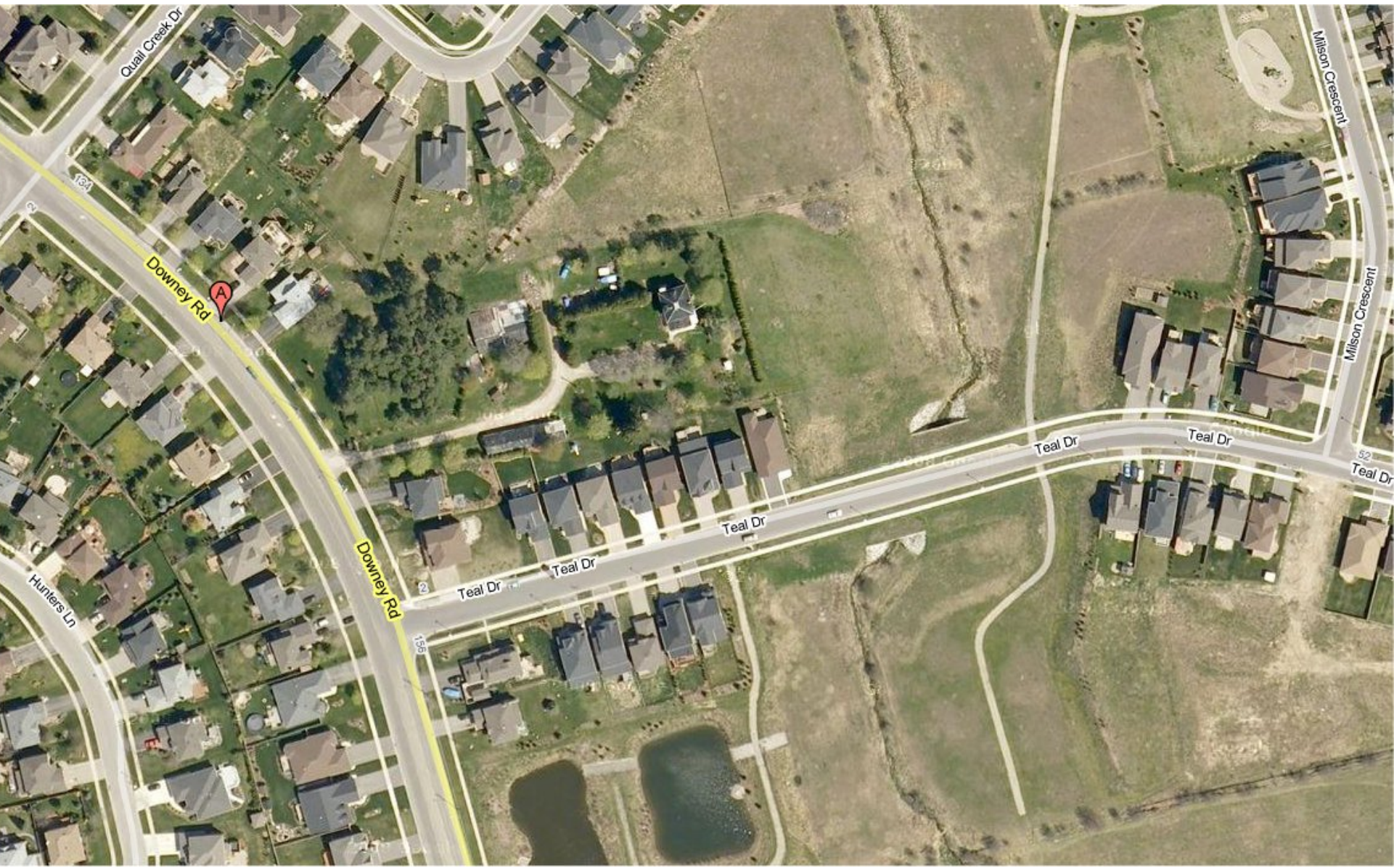
- The developer's request for flexible zoning creates uncertainty for me as a resident and our neighbourhood in general
- When residents invest in the city of Guelph by buying a home in an established neighbourhood, they expect some level of predictability that the neighbourhood will not change drastically over the next few years
- It appears that once approved, the residents of Kortright Hills neighbourhood will have no say in the final design of the development

Summary and recommendation

- It appears that the City of Guelph is prepared to destroy the sense of community of any neighbourhood in the interest of infill density
- In this case, the City of Guelph Planning department has ignored the preliminary input from residents and promoted density to meet its own self-serving objectives
- City Council should reject the proposal in its current form and direct the Planning department to work with the developer to create a specific site plan that can then be presented to City Council

Thank you

Zoning By-Law Amendment Application File: ZC0906



Zoning By-Law Amendment Application File:ZC0906

Safety

- Vehicle Speed
- Child Pedestrians
- Vehicle Parking

Heritage & Environmental Impact

- Unsympathetic Use of Existing Property and Land
- Possible Damage to Wetlands
- Concern for Gas Pipe
- Mass Destruction of Trees & Habitat

Population

- Requirement for Lower Cost Housing?
- Local Schools at Capacity
- No Recreation facilities for New Families
- Buying Demographic?

Zoning

- Area not part of OPA 39
- Zoning Requirements Too Flexible
- Developer commitment to work with Residents

Aesthetics

- Uncharacteristic Design
- Excessively High & Intrusive
- Beyond Building Line
- Shadowing

Zoning Bylaw Amendment Application File:ZC0906

Safety (Traffic Management)

- Proximity of access road to Teal Drive approaching from North
- Increased traffic volume during school run times
- Is single lane adequate to service the development? Snow/Garbage removal up to Emergency vehicles

Safety (People)

- Inadequate parking facilities will generate overflow onto Downey
- Mollison Park is nearest playground
- Proximity of Open water - behind Teal

City of Guelph Local Growth Management Strategy Goal 2 provides for
“a healthy and safe community where life can be lived to the fullest”

This goal should not only take into account any new development but also the affected surrounding area.

Zoning Bylaw Amendment Application File:ZC0906

Aesthetics

- The visible houses from Downey are out of character with the rest of the area - Height/Width/Setback/Garages
- Overzealous infill plan - The view from any aspect of the proposal would be of dense housing. A more sympathetic approach is required.
- Requirement for a “unifying identity” relating to the surrounding area both in building and land usage

Zoning Bylaw Amendment Application File:ZC0906

Heritage & Environmental Impact

- Referring to the “conceptual urban village” the plan largely devastates the existing trees on the lot - The proposal uses a significant number of trees from the adjoining properties.
- Damage to wetlands already covered
- Opportunity for land and building(s) to be part of surrounding area

Referring to Goal 6 of City of Guelph Local Growth Management Strategy
By accepting the proposal is the city being a leader

“in conservation and resource protection/enhancement”

Zoning Bylaw Amendment Application File:ZC0906

Population - Is the Development a good “fit” with City of Guelph Local Growth Management Strategy?

- **Issue 2** Age structure of population, significant increase in 55+ age category - Is the development aimed directly at this age group? Inadequate provision of wider sidewalks/paved trails and increased convenient and accessible transit services
- **Issue 7** If the development is aimed at young families with local schools being at capacity children will have to be bussed out therefore going against two of the TDM initiatives of walking and cycling
- **Issue 10** Planning is in place for high density urban villages in York lands and South Guelph - Is further high density housing needed at 146 Downey?
- The development in any manifestation does not fall within the guidelines of the conceptual urban village which advocates 25-35% for public space
- That report also states that people living in neighborhoods close to highways are at increased risk of respiratory illnesses - Intensifying the number of people in this area will correspondingly intensify the number of vehicles

Zoning By-law Amendment Application File:ZC0906

Zoning - Downey Road R.1A vs. R.1C

Residential Type	SINGLE-DETACHED DWELLINGS	
<i>Zones</i>	R.1A	R.1C
Minimum <i>Lot Area</i>	555 sq m	370 sq m
Minimum <i>Lot Frontage</i>	18 metres and in accordance with section 5.1.2.6	12 metres and in accordance with section 5.1.2.6
Minimum <i>Side Yard</i>		
1 to 1.5 Storeys	1.5 metres	1.2 metres
1.5 to 2 Storeys	2.4 metres	1.2 metres
Over 2 Storeys	3.0 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2	2.4 metres and in accordance with Sections 5.1.2.8, 5.1.2.1 and 5.1.2.2

Frontage of Site From Downey Road





Looking South from Rear of Downey Road
including Gradient



Infill and Kortright Hills:

**Guelph Is Making a
Difference in My
Neighbourhood**

Dr. Dennis and Mrs. Laura Murr , Oct 5, 2009
146 Downey Rd. Proposed Redevelopment

April 2005 Aerial View



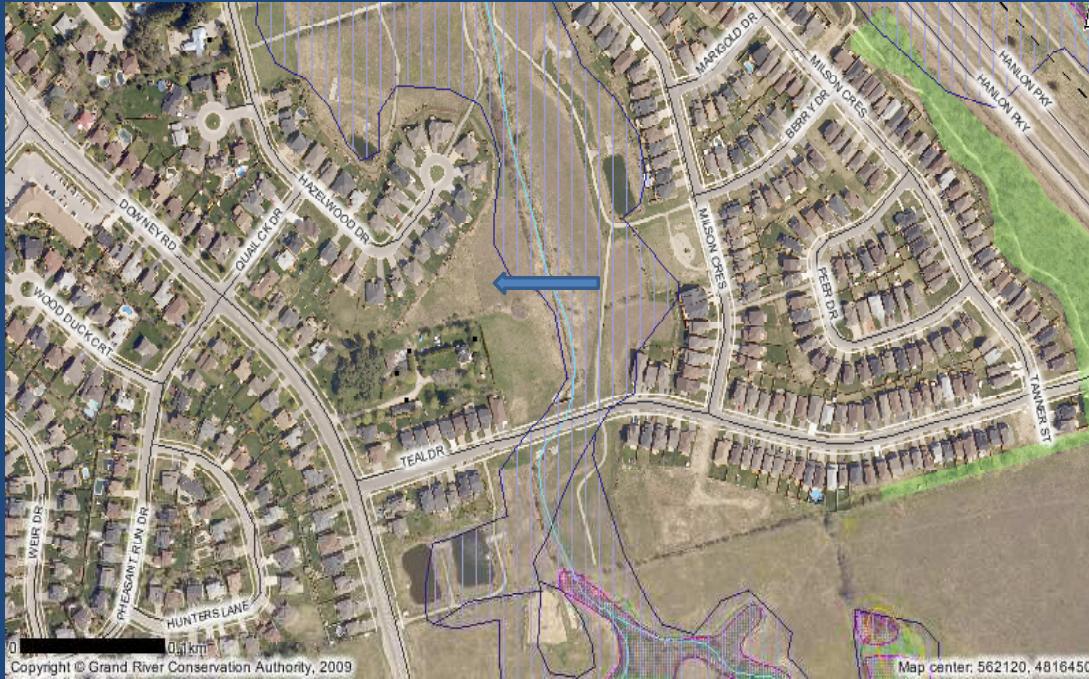
Our Neighbourhood



Proximity to Adjacent Homes



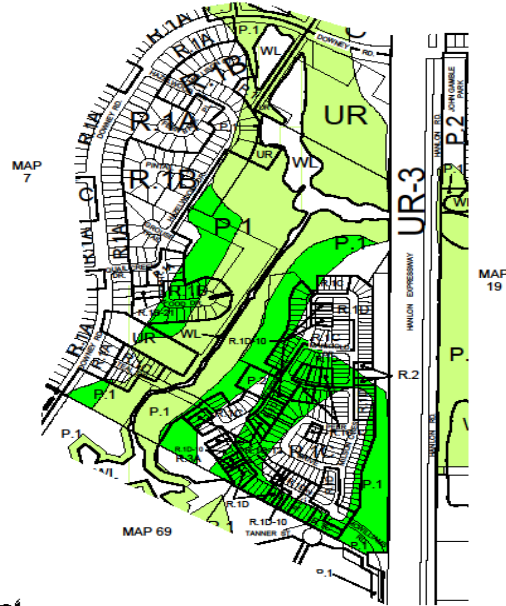
GRCA Mapping of 146 Downey and Area



CITY OF GUELPH BY-LAW (1995) - 14864
As last amended by By-law (1998) - 15868
SCHEDULE "A"

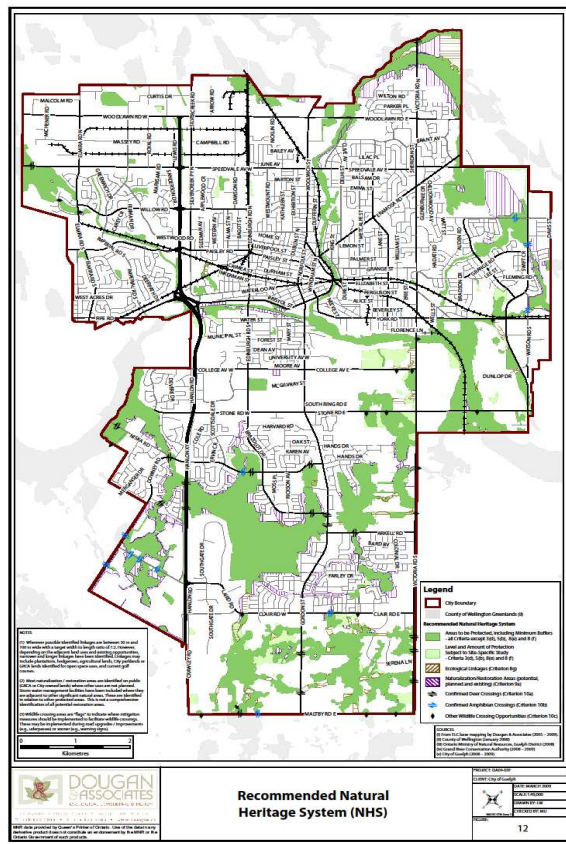
DEFINED AREA
MAP NO.

12



LANDS ADJACENT TO PROVINCIALLY SIGNIFICANT WETLANDS
(See Section 13.3)

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



Natural Heritage Strategy:

Green area = area to be protected including minimum buffers

Purple = areas of naturalization/restoration



Recommended Natural Heritage System (NHS)

DATE	12
BY	
FOR	
PROJECT	

Corridor Width



146 Downey Road



Victoria Road Heritage Farmhouse Property



😊 With and Without Mature Trees ☹️

Reduce Impacts to Our Ecosystem

- require pre-development and post development monitoring of vegetation, wildlife Tributary A water chemistries, DO, benthic and temperature and vegetation
- require protection of the non-core greenlands on site as recommended in the State of The Hanlon Creek Watershed Plan
- use parkland dedication to create increased green space and protect trees on the site
- The City should commit to restoring the channel under Teal Drive to prevent further fish kills (HADD's) and remove filter cloth from Phase 4, remove buckthorn and plant stream bank plant tree cover

Teal Drive Culvert



Trib A Entering Culvert



Compatible Infill

Site plan and design should respect the scale, form massing , style and material of existing homes in our neighbourhood

Incorporate design elements that create a transition between the development and existing residents

Why design is Important

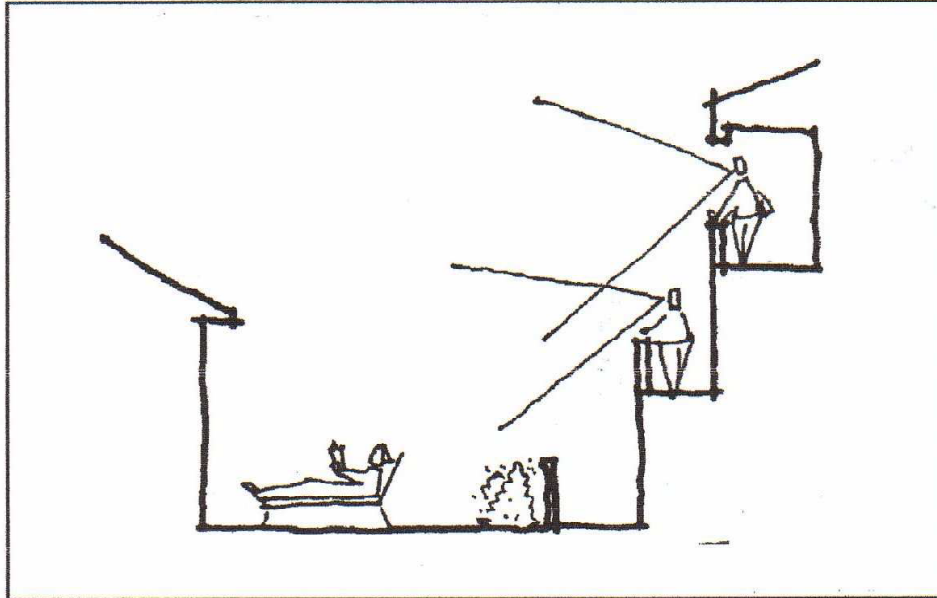
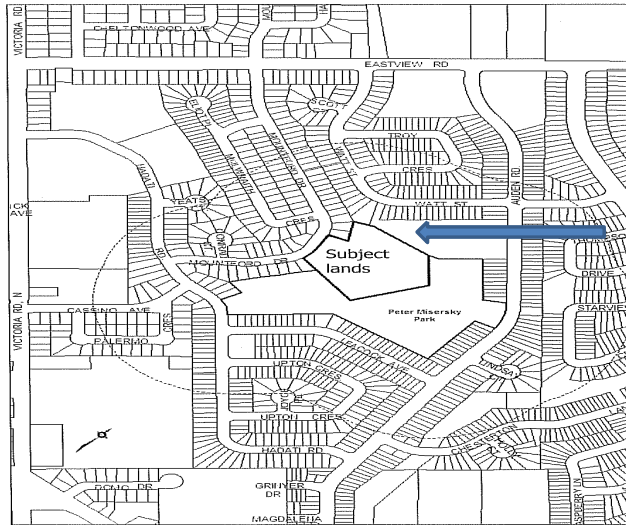


Figure 7 Design approaches help address privacy issues in small lot development
(Source: City of Seattle, Department of Construction & Land Use, 1993)

Location of 35 Mountford Drive

Schedule 1 Location Map



Example of Infill in Built Up Areas: 35 Mountford Dr. Ward 1

- **Pre-consultation and Collaborative effort to make infill more acceptable to neighbourhood.**
- **The Neighbourhood had meetings with developer and saw site plan**
 - **site was originally zoned institutional**
 - **fewer homes directly adjacent to development**
 - **no sensitive non core greenlands on site**

Resident's Issues and concerns regarding the proposed development at 146 Downey Road:

- All three versions of the proposed development are inconsistent with our existing Kortright Hills neighborhood in density, height and visual design.
- The property is considerably higher than most of the adjacent neighborhood, so that the excessively-high townhouses, for which the developer is asking special zoning, will appear to dominate the neighborhood even more than expected.
- The developer's request for flexible zoning creates uncertainty for me as a resident and our neighborhood in general. It appears that once approved, the residents of Kortright Hills neighborhood will have no say in the final design of the development.
- The scale and scope of the specific changes to the zoning standards requested by the developer suggest that the proposed plans are inconsistent with the site and with the framework of the City of Guelph's existing zoning bylaws.
- The excessive height of the proposed apartment building, combined with the geographic prominence of the site will result in a visual desecration of the beautiful neighborhood that we residents and the City of Guelph have created and enjoyed over the last 25 years.
- The property includes a wedge of land identified by the City of Guelph as "lands with one of the following: locally significant wetlands, significant woodlots, natural corridor or linkage", and is adjacent to a Provincially Significant Wetland, a wildlife corridor, and a major green space that connects to other green spaces in the City of Guelph. I am concerned that the documentation submitted by the developer does not address the critical issues involved in construction in such a sensitive and important environment.
- City Planning staff are apparently proceeding with a process that differs significantly from the existing City of Guelph planning process. At the request of city Planning staff, the developer has not provided a specific development plan, but has provided a range of plans and is requesting zoning approval for the most-dense option. Council should reject this proposal as submitted and direct city Planning staff to follow existing planning procedures.
- I am very concerned that city Planning staff, despite the vehement opposition of residents present at the meeting held on January 20, 2009, subsequently directed the developer to include an apartment building in their proposal. This is a flagrant disregard for the clearly-expressed views of residents.
- The traffic study submitted by the developer does not take into account the speed of cars travelling in that area. Cars entering Downey Road from the driveway of the property will have to merge with traffic that has been proven to travel well in excess of posted speed limits. This is a very dangerous situation and poses a serious safety risk for neighborhood residents and in fact all cars travelling on Downey Road.
- Also, the traffic study submitted by the developer is based on out-of-date information, as the traffic levels used in the study do not take into account the increase in traffic that will result from the development of the Hanlon Business Park directly to the south.
- The height of the townhouses proposed will likely create significant shadowing across existing properties on Teal Drive, greatly reducing the current residents' enjoyment of their properties.
- The proposed setback reductions will create a fishbowl effect where the new townhomes will overlook adjacent properties, even further reducing the current

residents' enjoyment of their properties.

- The developer is proposing eliminating 241 of the 256 trees on the development site, and requesting special exemption so that the development can be even denser than standard zoning allows with less landscaping that required. What is now a beautiful property full of mature trees will become a barren wasteland of paved road, parking lots and concrete sidewalks.
- Groundwater from portions of the property will drain directly onto the meadow and wetlands that are adjacent to the property. Since most of the property will be covered with impenetrable buildings, roads, parking spots, driveways and sidewalks, a great deal of runoff will be generated and this may have a deleterious effect on the adjacent meadow and wetlands.
- The developer is asking for special zoning for the eastern portion of the property because of the right-of-way required by the high-pressure natural gas pipeline that runs across the property. The basement walls of the proposed apartment building will directly abut the easement, and construction so close to the gas pipeline poses a significant risk to the entire neighborhood as a single accident could result in a cataclysmic explosion.
- The developer's plans appear incomplete as they show a setback of 6 meters for the townhouses, but he then requests permission to build the front of the townhouse within 3 meters of the sidewalk.
- The developer is requesting permission to allow "an attached or detached garage to be located within the rear yard" of the houses on Downey Road, but the plans do not reflect this. This form is completely inconsistent with the neighborhood as there are no homes in this area with rear garages.
- The developer is requesting minimum setback far less that permitted in current zoning standards. This will contribute to shadowing and magnify the dominance of these buildings over the existing neighborhood.
- The developer is requesting smaller lot sizes and less landscaped area than current zoning requires. The density of this development is completely inconsistent with the existing neighborhood.
- While the developer is claiming that the existing house will be retained, the proposal is requesting zoning changes to allow splitting the house into four separate apartments. This is inconsistent with the existing neighborhood.
- The property has a difference in elevation of 5.5 meters, and the developer mentions adding fill to the east side of the property. Where will this fill come from and what efforts will the developer make to contain dust and runoff during construction.
- Adding fill to the east side of the property will increase the prominence of the apartment building even more. To what the developer calls a "four storey apartment", there is added lower level parking, a roof, and the height of the fill. The "four storey apartment" quickly approached the height and dominance of a six storey apartment building
- noise concerns
- schooling - present schools are over capacity so any children from this development may have to be bussed to school

Alexandra Savich

To whom it may concern:

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- Also, the traffic study submitted by the developer is based on out-of-date information, as the traffic levels used in the study do not take into account the increase in traffic that will result from the development of the Hanlon Business

Park directly to the south.

- The height of the townhouses proposed will likely create significant shadowing across existing properties on Teal Drive, greatly reducing the current residents' enjoyment of their properties.
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The "four storey apartment" quickly approached the height and dominance of a six storey apartment building

- noise concerns
- schooling - present schools are over capacity so any children from this development may have to be bussed to school

Walter Savich

Hi,

We received the plans for infill development proposal for 146 Downey Rd. as neighbouring residents that were sent to us by the Planning Department. I reviewed them and am deeply concerned about the impact and consistency of this proposal given the existing neighbourhood, streets, schools and adjacent parkland. As my representatives, I would like you to make a thorough inquiry into these concerns and let the proposed developer know that their plans are not acceptable. The application for rezoning gives them far too much freedom to change 146 Downey Rd. from its current condition of a mature treed-in lot existing in harmony with adjacent parks and houses into something that does not fit in visually, obstructs our enjoyment of our properties and surrounding park lands, reduces the values of our existing adjacent properties, increases the density of the area beyond what was originally envisioned in the current City's Plan, the one that we considered when making our choice in moving into this area, and reduces the safety of nearby residents and environmentally protected lands.

I urge you to reject this application for zoning changes at 146 Downey Rd., as there ARE better venues to develop this property that ARE consistent with the current neighbourhood plan. The proposal is simply not acceptable and the process of its evaluation has already been flawed.

Please consider these specific issues when making your decision:

- * All three versions of the proposed development are inconsistent with our existing Kortright Hills neighbourhood in density, height and visual design.

- * The property is considerably higher than most of the adjacent neighbourhood, so that the excessively-high townhouses, for which the developer is asking special zoning, will appear to dominate the neighbourhood even more than expected.

- * The developer's request for flexible zoning creates uncertainty for me as a resident and our neighbourhood in general. It appears that once approved, the residents of Kortright Hills neighbourhood will have no say in the final design of the development.

- * The scale and scope of the specific changes to the zoning standards requested by the developer suggest that the proposed plans are inconsistent with the site and with the framework of the City of Guelph's existing zoning bylaws.

- * The excessive height of the proposed apartment building, combined with the geographic prominence of the site will result in a visual desecration of the beautiful neighbourhood that we residents and the City of Guelph have created and enjoyed over the last 25 years.

- * The property includes a wedge of land identified by the City of Guelph as "lands with one of the following: locally significant wetlands, significant woodlots, natural corridor or linkage", and is adjacent to a Provincially Significant Wetland, a wildlife corridor, and a major green space that connects to other green spaces in the City of Guelph. I am concerned that the documentation submitted by the developer does not address the critical issues involved in construction in such a sensitive and important environment.

- * City Planning staff are apparently proceeding with a process that differs significantly from the existing City of Guelph planning process.

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* Also, the traffic study submitted by the developer is based on out-of-date information, as the traffic levels used in the study do not take into account the increase in traffic that will result from the development of the Hanlon Business Park directly to the south.

* The height of the townhouses proposed will likely create significant shadowing across existing properties on Teal Drive, greatly reducing the current residents' enjoyment of their properties.

* The proposed setback reductions will create a fishbowl effect where the new townhomes will overlook adjacent properties, even further reducing the current residents' enjoyment of their properties.

* The developer is proposing eliminating 241 of the 256 trees on the development site, and requesting special exemption so that the development can be even denser than standard zoning allows with less landscaping that required. What is now a beautiful property full of mature trees will become a barren wasteland of paved road, parking lots and concrete sidewalks.

* Groundwater from portions of the property will drain directly onto the meadow and wetlands that are adjacent to the property. Since most of the property will be covered with impenetrable buildings, roads, parking spots, driveways and sidewalks, a great deal of runoff will be generated and this may have a deleterious effect on the adjacent meadow and wetlands.

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will this fill come from and what efforts will the developer make to contain dust and runoff during construction.

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* noise concerns due to increased density and reduced property values

* schooling - present schools are over capacity so any children from this development may have to be bussed to school inappropriately increasing the burden on the school system and subsequently on us, the tax payers.

Thank you for your support,
Antony Savich

On October 5th Seaton Ridge Homes will be presenting a proposal to council for a “flexible zoning” site at this address.

Based on our review of the property, the surrounding neighborhood, and the proposed business park, this area is quickly becoming congested, not to mention the impact on the surrounding natural attributes which originally brought us to this neighbourhood.

As a result we wish to strongly express the following concerns:

Resident's Issues and concerns regarding the proposed development at 146 Downey Road:

- All three versions of the proposed development are inconsistent with our existing Kortright Hills neighbourhood in density, height and visual design.
- The property is considerably higher than most of the adjacent neighbourhood, so that the excessively-high townhouses, for which the developer is asking special zoning, will appear to dominate the neighbourhood even more than expected.
- The developer's request for flexible zoning creates uncertainty for me as a resident and our neighbourhood in general. It appears that once approved, the residents of Kortright Hills neighbourhood will have no say in the final design of the development.
- The scale and scope of the specific changes to the zoning standards requested by the developer suggest that the proposed plans are inconsistent with the site and with the framework of the City of Guelph's existing zoning bylaws.
- The excessive height of the proposed apartment building, combined with the geographic prominence of the site will result in a visual desecration of the beautiful neighbourhood that we residents and the City of Guelph have created and enjoyed over the last 25 years.
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- Groundwater from portions of the property will drain directly onto the meadow and wetlands that are adjacent to the property. Since most of the property will be covered with impenetrable buildings, roads, parking spots, driveways and sidewalks, a great deal of runoff will be generated and this may have a deleterious effect on the adjacent meadow and wetlands.
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- Noise concerns
- Schooling - present schools are over capacity so any children from this development may have to be bussed to school

Regards,

Harold T. Whiteside CMA

General Manager

Unalloy Group

A division of Samuel Manu-Tech Inc.

Gentlemen/Ladies:

As a long time resident of Guelph and almost seven (7) year resident of the south end, I am disturbed with the infill development proposal for the property at 146 Downey Road.

Our issues and others are as follows:

-All three versions of the proposed development are inconsistent with our existing Kortright Hills neighbourhood in density, height and visual design.

-The property is considerably higher than most of the adjacent neighbourhood, so that the excessively-high townhouses, for which the developer is asking special zoning, will appear to dominate the neighbourhood even more than expected.

-The developer's request for flexible zoning creates uncertainty for me as a resident and our neighbourhood in general. It appears that once approved, the residents of Kortright Hills neighbourhood will have no say in the final design of the development.

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shadowing across existing properties on Teal Drive, greatly reducing the current residents' enjoyment of their properties.

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-Groundwater from portions of the property will drain directly onto the meadow and wetlands that are adjacent to the property. Since most of the property will be covered with impenetrable buildings, roads, parking spots, driveways and sidewalks, a great deal of runoff will be generated and this may have a deleterious effect on the adjacent meadow and wetlands.

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-The property has a difference in elevation of 5.5 metres, and the developer mentions adding fill to the east side of the property. Where will this fill come from and what efforts will the developer make to contain dust and runoff during construction.

-Adding fill to the east side of the property will increase the prominence of the apartment building even more. To what the developer calls a "four storey apartment", there is added lower level parking, a roof, and the height of the fill. The "four storey apartment" quickly approached the height and dominance of a six storey apartment building - noise concerns - schooling - present schools are over capacity so any children from this development may have to be bussed to school

These other issues impact me directly. When we purchased this property, we were assured by the city of Guelph that NOTHING would go beside our house. They said there was a gas line and water table lands, and nothing could be built there. According to these "plans" they want a 1.5 m wide sidewalk beside my house, from 146 Downey to Teal Drive! When did this law change or who lied to me? Is this another example of how this city treats our tax payers??

We built our retirement bungalow in this location in order to have one-floor living for the rest of our lives. Our living room/kitchen/dining will be right behind the 6 parking spots according to the "plans" which means we will have headlights glaring into our windows, motors running spewing exhaust and horns blasting 24/7. Such a nice way to spend our retirement!!! With the building of these 29 to 60 units and six visitor parking, where do you think visitors will park? You bet, along Downey, Teal and other surrounding streets. There are children that live in these areas that have to cross streets. It will be a lot more dangerous for those crossing between parked cars!

Teal Drive seems to be in a sandwich situation. With the Hanlon Creek Business Development on one side and this infill "flexible zoning" site on the other we are being squeezed out.

In the mornings we have deer outside our rear windows in the rear gardens of 146 Downey, then crossing from that property, through the fence and beside our house. One morning taking our dog out for her "morning constitution" there was a doe sleeping in the tall grasses beside our house, not 10 feet away. What will happen to those deer?

The trees they say they are "saving", a lot of those trees are on our properties or sharing properties according to our land surveys.

In my opinion, there is a lot being "not said" involving this development. As a business owner and resident, the properties in the south end pay premium taxes for the privilege of living there. Where are our rights to keep the community a pleasant place to live? An apartment building???? Give me a break. Since when has there been anything close to an apartment building in this area. That will be a huge ugly scar in that neighbourhood.

This proposal is TOO HIGH & TOO DENSE/CROWDED.

Thank you and I hope to see all of you at 7:00 pm, October 5, 2009 at the Planning Meeting

Sincerely yours,

Beverly Smyth

Dear Mayor and Councillors,

I am a resident of the Kortright Hills community and I am writing to you in regards to the concerns I have over the proposed development of Downey 146.

I am not against development, but the development must be based on the existing infrastructure and environment: traffic, school, noise control, wetland, green space/park, existing neighbourhood quality of life, etc.etc.

Please refer to the following for my detailed concerns!

- All three versions of the proposed development are inconsistent with our existing Kortright Hills neighbourhood in density, height and visual design.
- The property is considerably higher than most of the adjacent neighbourhood, so that the excessively-high townhouses, for which the developer is asking special zoning, will appear to dominate the neighbourhood even more than expected.
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- noise concerns
- schooling - present schools are over capacity so any children from this development may have to be bussed to school

Thank you for considering all these concerns when you make the decisions.

Regards

Jeff Wang

October 1, 2009

City of Guelph
1 Carden St.
Guelph, ON
N1H 3A1

Attention: Members of Guelph City Council
Re: Proposed Development of 146 Downey Rd.

Dear Members of Guelph City Council;

We are writing to you today to express our concerns over the proposed development of the property located at 146 Downey Rd. We have lived in the Kortright Hills neighbourhood since it was built and are very disappointed with the direction Guelph City Council is prepared to go with the three proposed developments on this small three acre piece of property.

The density, design and shear height of the proposed development is completely inconsistent with our existing neighbourhood. As this property is already one of the highest points in the subdivision, building a four to six-story apartment structure on this site will make an apartment building the most prominent structure in our well established neighbourhood of single family detached residences. Not only will this be an eyesore, it will surely affect all of the neighbouring residents' enjoyment of their own properties.

Secondly, we have huge concerns with the additional traffic due to the density of the development. With 50-60 more units, this could mean upwards of 100 additional cars in our neighbourhood. Compounding that, is the added traffic which is expected from the Hanlon Creek Business Park, which will begin development early in 2010. Were the roads in our neighbourhood designed to support this additional traffic?

In addition, the developer is proposing to remove the majority of the 256 trees on the property, and is requesting special exemption so that the development can be even denser than standard zoning allows with less landscaping than required. Our question to you is; did the City of Guelph not learn from the backlash from the community earlier this year when a developer clear cut a large amount of trees to make way for development?

In fairness, we are not opposed to developing the site at 146 Downey Rd. and we understand the situation municipalities have been put in with the stipulations under the Places to Grow Act. However, having said that, we do want to point out that the proposal for 146 Downey Rd well surpasses what is required for 'high density infill' under Places to Grow.

What we are asking Council is...please reconsider the proposed development application for 146 Downey Rd. There are other ways to develop this site for residential use that still meet

the Places to Grow legislation. Please consider some lower density options that are more contiguous with the current neighbourhood. Please don't place an ugly "white elephant" apartment building in an established neighbourhood of single family detached residences. This just doesn't make sense!

Thank-you for your time and, we appreciate your support in rejecting, at minimum proposals B and C when this matter comes before Council on Monday October 5th.

Yours truly,

Shawn & Jennifer McConkey

October 2, 2009

Dear Members of Guelph City Council

I have been a resident of the Kortright Hills area for nearly nineteen years. Once again, Kortright Hills residents are in a situation in which we are forced to protest development plans in this area.

Specifically, I am filing an objection to the proposed development at 146 Downey Road. It appears that the developer has received support from the planning department to make an application which basically requests permission to do whatever the developer likes.

Kortright Hills residents objected to the inclusion of an apartment building on the site several months ago, but the apartment building is still in the proposal. There are many other significant issues associated with the proposed development. Should the city grant the developer's request for "flexible zoning", the Kortright Hills neighbourhood is placed at risk.

Below is a summary of the resident's issues and concerns with the proposed development.

Resident's Issues and concerns regarding the proposed development at 146 Downey Road:

- All three versions of the proposed development are inconsistent with our existing Kortright Hills neighbourhood in density, height and visual design.
- The property is considerably higher than most of the adjacent neighbourhood, so that the excessively-high townhouses, for which the developer is asking special zoning, will appear to dominate the neighbourhood even more than expected.
- The developer's request for flexible zoning creates uncertainty for me as a resident and our neighbourhood in general. It appears that once approved, the residents of Kortright Hills neighbourhood will have no say in the final design of the development.
- The scale and scope of the specific changes to the zoning standards requested by the developer suggest that the proposed plans are inconsistent with the site and with the framework of the City of Guelph's existing zoning bylaws.
- The excessive height of the proposed apartment building, combined with the geographic prominence of the site will result in a visual desecration of the beautiful neighbourhood that we residents and the City of Guelph have created and enjoyed over the last 25 years.
- The property includes a wedge of land identified by the City of Guelph as "lands with one of the following: locally significant wetlands, significant woodlots, natural corridor or linkage", and is adjacent to a Provincially Significant Wetland, a wildlife corridor, and a major green space that connects to other green spaces in the City of Guelph. I am concerned that the documentation submitted by the developer does not address the critical issues involved in construction in such a sensitive and important environment.

- City Planning staff are apparently proceeding with a process that differs significantly from the existing City of Guelph planning process. At the request of city Planning staff, the developer has not provided a specific development plan, but has provided a range of plans and is requesting zoning approval for the most-dense option. Council should reject this proposal as submitted and direct city Planning staff to follow existing planning procedures.
- I am very concerned that city Planning staff, despite the vehement opposition of residents present at the meeting held on January 20, 2009, subsequently directed the developer to include an apartment building in their proposal. This is a flagrant disregard for the clearly-expressed views of residents.
- The traffic study submitted by the developer does not take into account the speed of cars travelling in that area. Cars entering Downey Road from the driveway of the property will have to merge with traffic that has been proven to travel well in excess of posted speed limits. This is a very dangerous situation and poses a serious safety risk for neighborhood residents and in fact all cars travelling on Downey Road.
- Also, the traffic study submitted by the developer is based on out-of-date information, as the traffic levels used in the study do not take into account the increase in traffic that will result from the development of the Hanlon Business Park directly to the south.
- The height of the townhouses proposed will likely create significant shadowing across existing properties on Teal Drive, greatly reducing the current residents' enjoyment of their properties.
- The proposed setback reductions will create a fishbowl effect where the new townhomes will overlook adjacent properties, even further reducing the current residents' enjoyment of their properties.
- The developer is proposing eliminating 241 of the 256 trees on the development site, and requesting special exemption so that the development can be even denser than standard zoning allows with less landscaping that required. What is now a beautiful property full of mature trees will become a barren wasteland of paved road, parking lots and concrete sidewalks.
- Groundwater from portions of the property will drain directly onto the meadow and wetlands that are adjacent to the property. Since most of the property will be covered with impenetrable buildings, roads, parking spots, driveways and sidewalks, a great deal of runoff will be generated and this may have a deleterious effect on the adjacent meadow and wetlands.
- The developer is asking for special zoning for the eastern portion of the property because of the right-of-way required by the high-pressure natural gas pipeline that runs across the property. The basement walls of the proposed apartment building will directly abut the easement, and construction so close to the gas pipeline poses a significant risk to the entire neighbourhood as a single accident could result in a cataclysmic explosion.
- The developer's plans appear incomplete as they show a setback of 6 metres for the townhouses, but he then requests permission to build the front of the townhouse within 3 metres of the sidewalk.
- The developer is requesting permission to allow "an attached or detached

garage to be located within the rear yard” of the houses on Downey Road, but the plans do not reflect this. This form is completely inconsistent with the neighbourhood as there are no homes in this area with rear garages.

- The developer is requesting minimum setback far less than permitted in current zoning standards. This will contribute to shadowing and magnify the dominance of these buildings over the existing neighbourhood.
- The developer is requesting smaller lot sizes and less landscaped area than current zoning requires. The density of this development is completely inconsistent with the existing neighbourhood.
- While the developer is claiming that the existing house will be retained, the proposal is requesting zoning changes to allow splitting the house into four separate apartments. This is inconsistent with the existing neighbourhood.
- The property has a difference in elevation of 5.5 metres, and the developer mentions adding fill to the east side of the property. Where will this fill come from and what efforts will the developer make to contain dust and runoff during construction.
- Adding fill to the east side of the property will increase the prominence of the apartment building even more. To what the developer calls a “four storey apartment”, there is added lower level parking, a roof, and the height of the fill. The “four storey apartment” quickly approached the height and dominance of a six storey apartment building
- This density of development will present noise concerns for the entire neighbourhood
- Schooling will be an additional issue - present schools are over capacity so any children from this development may have to be bussed to school

It is my hope that city council will recognize that the proposed development is not in the best interests of the Kortright Hills neighbourhood or the City of Guelph and deny the developer’s requests.

Sincerely,

Pat Johnson

City Hall
1 Carden Street
Guelph, ON N1H 3A1

RECEIVED
OCT - 2 2009
CITY CLERK'S OFFICE

October 2, 2009

Attention: City of Guelph Council

Re: Resident's Issues and Concerns Regarding the Proposed Development at 146 Downey Road

To Whom It May Concern:

We are writing this letter with respect to the various resident's issues and serious concerns regarding the proposed development at 146 Downey Road. We share in the concerns that most of the residents in our community have regarding this proposed development. The following are our primary concerns with this proposed "infill" development:

- All three versions of the proposed development are inconsistent with our existing Kortright Hills neighbourhood in density, height and visual design.
- The property is considerably higher than most of the adjacent neighbourhood, hence the excessively-high townhouses, for which the developer is asking special zoning, will appear to dominate the neighbourhood far more than expected.
- The developer's request for flexible zoning creates uncertainty for me as a resident and our neighbourhood in general. It appears that once approved, the residents of Kortright Hills neighbourhood will have no say in the final design of the development.
- The scale and scope of the specific changes to the zoning standards requested by the developer suggest that the proposed plans are inconsistent with the site and with the framework of the City of Guelph's existing zoning bylaws.
- The excessive height of the proposed apartment building, combined with the geographic prominence of the site will result in a visual desecration of the beautiful neighbourhood that ourselves and the other residents and the City of Guelph have created and enjoyed over the last 25 years.
- The property includes a wedge of land identified by the City of Guelph as "lands with one of the following: locally significant wetlands, significant woodlots, natural corridor or linkage", and is adjacent to a Provincially Significant Wetland, a wildlife corridor, and a major green space that connects to other green spaces in the City of Guelph. We are concerned that the documentation submitted by the developer does not address the critical issues involved in construction in such a sensitive and important environment.
- City Planning staff are apparently proceeding with a process that differs significantly from the existing City of Guelph planning process. At the request of city Planning staff, the developer has not provided a specific development plan, but has provided a range of plans and is requesting zoning approval for the most-dense option. Council should reject this proposal as submitted and direct City Planning staff to follow existing planning procedures.

- We are very concerned that City Planning staff, despite the vehement opposition of residents present at the meeting held on January 20, 2009, subsequently directed the developer to include an apartment building in their proposal. This is a flagrant disregard for the clearly-expressed views of residents.
- The traffic study submitted by the developer does not take into account the speed of cars travelling in this area. Cars entering Downey Road from the driveway of the property will have to merge with traffic that has been proven to travel well in excess of posted speed limits. This is a very dangerous situation and poses a serious safety risk for neighborhood residents and in fact all cars travelling on Downey Road.
- The traffic study submitted by the developer is based on out-of-date information, as the traffic levels used in the study do not take into account the increase in traffic that will result from the development of the Hanlon Business Park directly to the south.
- The height of the townhouses proposed will create significant shadowing across existing properties on Teal Drive, greatly reducing the current residents' enjoyment of their properties.
- The proposed setback reductions will create a fishbowl effect where the new townhomes will overlook adjacent properties, even further reducing the current residents' enjoyment of their properties.
- The developer is proposing eliminating 241 of the 256 trees on the development site, and requesting special exemption so that the development can be even denser than standard zoning allows with less landscaping that required. What is now a beautiful property full of mature trees will become a barren wasteland of paved road, parking lots and concrete sidewalks.
- Groundwater from portions of the property will drain directly onto the meadow and wetlands that are adjacent to the property. Since most of the property will be covered with impenetrable buildings, roads, parking spots, driveways and sidewalks, a great deal of runoff will be generated and this may have a deleterious effect on the adjacent meadow and wetlands.
- The developer is asking for special zoning for the eastern portion of the property due to the right-of-way required by the high-pressure natural gas pipeline that runs across the property. The basement walls of the proposed apartment building will directly abut the easement, and construction so close to the gas pipeline poses a significant risk to the entire neighbourhood as a single accident could result in a cataclysmic explosion.
- The developer's plans appear incomplete as they show a setback of 6 metres for the townhouses, and he then requests permission to build the front of the townhouse within 3 metres of the sidewalk.
- The developer is requesting permission to allow "an attached or detached garage to be located within the rear yard" of the houses on Downey Road, but the plans do not reflect this. This form is completely inconsistent with the neighbourhood as there are no homes in this area with rear garages.
- The developer is requesting minimum setback far less than permitted in current zoning standards. This will contribute to shadowing and magnify the dominance of these buildings over the existing neighbourhood.
- The developer is requesting smaller lot sizes and less landscaped area than current zoning requires. The density of this development is completely inconsistent with the existing neighbourhood.
- While the developer is claiming that the existing house will be retained, the proposal is requesting zoning changes to allow splitting the house into four separate apartments. This is inconsistent with the existing neighbourhood.

- The property has a difference in elevation of 5.5 metres, and the developer mentions adding fill to the east side of the property. Where will this fill come from and what efforts will the developer make to contain dust and runoffs during construction.
- Adding fill to the east side of the property will increase the prominence of the apartment building even more. To what the developer calls a "four storey apartment", there is added lower level parking, a roof, and the height of the fill. The "four storey apartment" quickly approached the height and dominance of a six storey apartment building
- Noise is of a concern.
- Present schools are over capacity so any children from this development may have to be bussed to school & ultimately overcrowding or a new school will result.

We respectfully request you accept this correspondence as presented. We are adamantly opposed to the proposed development as detailed on these three pages of text and further respectively request the City of Guelph to deny the Developer's three Concept Plans being presented, as well as his request for flexible zoning, and allow a committee of residents to work with City Planning and the Developer to develop a proposal that would better meet all our needs.

Sincerely,



per: David & Michelle Blythe

96 Milson Crescent
Guelph, ON N1C 1G5

/mb

Dear all,

In regards to the planning meeting of Guelph City Council on Monday, October 5 at 7 pm that Seaton Ridge Communities Ltd. will be attending, I object to the infill development proposal for 146 Downey Rd for the reasons listed below.

- All three versions of the proposed development are inconsistent with our existing Kortright Hills neighbourhood in density, height and visual design.
- The property is considerably higher than most of the adjacent neighbourhood, so that the excessively-high townhouses, for which the developer is asking special zoning, will appear to dominate the neighbourhood even more than expected.
- The developer's request for flexible zoning creates uncertainty for me as a resident and our neighbourhood in general. It appears that once approved, the residents of Kortright Hills neighbourhood will have no say in the final design of the development.
- The scale and scope of the specific changes to the zoning standards requested by the developer suggest that the proposed plans are inconsistent with the site and with the framework of the City of Guelph's existing zoning bylaws.
- The excessive height of the proposed apartment building, combined with the geographic prominence of the site will result in a visual desecration of the beautiful neighbourhood that we residents and the City of Guelph have created and enjoyed over the last 25 years.
- The property includes a wedge of land identified by the City of Guelph as "lands with one of the following: locally significant wetlands, significant woodlots, natural corridor or linkage", and is adjacent to a Provincially Significant Wetland, a wildlife corridor, and a major green space that connects to other green spaces in the City of Guelph. I am concerned that the documentation submitted by the developer does not address the critical issues involved in construction in such a sensitive and important environment.
- City Planning staff are apparently proceeding with a process that differs significantly from the existing City of Guelph planning process. At the request of city Planning staff, the developer has not provided a specific development plan, but has provided a range of plans and is requesting zoning approval for the most-dense option. Council should reject this proposal as submitted and direct city Planning staff to follow existing planning procedures.
- I am very concerned that city Planning staff, despite the vehement opposition of residents present at the meeting held on January 20, 2009, subsequently directed the developer to include an apartment building in their proposal. This is a flagrant disregard for the clearly-expressed views of residents.
- The traffic study submitted by the developer does not take into account the speed of cars travelling in that area. Cars entering Downey Road from the driveway of the property will have to merge with traffic that has been proven to travel well in excess of posted speed limits. This is a very dangerous situation and poses a serious safety risk for neighborhood residents and in fact all cars travelling on Downey Road .
- Also, the traffic study submitted by the developer is based on out-of-date information, as the traffic levels used in the study do not take into account the increase in traffic that will result from the development of the Hanlon Business Park directly to the south.
- The height of the townhouses proposed will likely create significant shadowing across existing properties on Teal Drive , greatly reducing the current residents' enjoyment of their properties.
- The proposed setback reductions will create a fishbowl effect where the new townhomes will overlook adjacent properties, even further reducing the current residents' enjoyment of their properties.

- The developer is proposing eliminating 241 of the 256 trees on the development site, and requesting special exemption so that the development can be even denser than standard zoning allows with less landscaping that required. What is now a beautiful property full of mature trees will become a barren wasteland of paved road, parking lots and concrete sidewalks.
- Groundwater from portions of the property will drain directly onto the meadow and wetlands that are adjacent to the property. Since most of the property will be covered with impenetrable buildings, roads, parking spots, driveways and sidewalks, a great deal of runoff will be generated and this may have a deleterious effect on the adjacent meadow and wetlands.
- The developer is asking for special zoning for the eastern portion of the property because of the right-of-way required by the high-pressure natural gas pipeline that runs across the property. The basement walls of the proposed apartment building will directly abut the easement, and construction so close to the gas pipeline poses a significant risk to the entire neighbourhood as a single accident could result in a cataclysmic explosion.
- The developer's plans appear incomplete as they show a setback of 6 metres for the townhouses, but he then requests permission to build the front of the townhouse within 3 metres of the sidewalk.
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- The property has a difference in elevation of 5.5 metres, and the developer mentions adding fill to the east side of the property. Where will this fill come from and what efforts will the developer make to contain dust and runoff during construction.
- Adding fill to the east side of the property will increase the prominence of the apartment building even more. To what the developer calls a "four storey apartment", there is added lower level parking, a roof, and the height of the fill. The "four storey apartment" quickly approached the height and dominance of a six storey apartment building
- noise concerns
- schooling -- present schools are overcapacity so any children from this development may have to be bused to school

Sincerely,
 Nalini Persram
 Area Resident

Kortright Hills Community Association



RECEIVED
OCT - 5 2009
CITY CLERK'S OFFICE

October 4, 2009

RE: Proposed 146 Downey Rd redevelopment

Planning File ZC0906

Madame Mayor and Guelph City Council Members

Thank you for the opportunity to comment on this proposed redevelopment.

Since our association's formation over 15 years ago we have been involved in the planning of our neighbourhood. We strongly believe that our collaborative efforts with the City and the developers that have resulted in a community with distinctive character. It is this character that has made our neighbourhood a desirable place to live, work and play.

On October 5, 2009 you will be receiving a request from the Seaton Group for "flexible zoning" for 146 Downey Rd. We do not support this request as we do not believe that it is in the best interests of adjacent residents nor the community to be in limbo – so to speak- not knowing or having any assurance of what the ultimate design, mass, height and density will be on 146 Downey Rd. KHCA was excluded by Seaton to the January, 2009 meeting with adjacent residents even though this proposed development will impact the community at large.

As a measure of our involvement, we have, in the past hired peer review at great expense in order to provide well informed comments and suggestions to the City on planning matters that impact our neighbourhood. It would be preferable to have a defined proposed zoning. We feel there is a need for peer review and it will be less costly than having to review a moving target, i.e.: reviewing any number of different concepts. We note that it appears that the request for "flexible zoning" is because "The timing of implementation will be subject to the economic climate and market conditions" yet no market analysis was submitted to justify this flexible zoning approach.

Seaton is requesting a Site Plan and Condominium approval to implement the project. We are concerned that there may be no public involvement in site plans. In Kortright Hills Phases 3 and 4 we successfully negotiated with Victoria Wood for mutually agreeable site plans and landscaping. This included the cluster townhomes on Ptarmigan which are compatible with our neighbourhood.


The following is a summary of concerns and issues we have received from residents who have contacted KHCA:

- The proposed densities, heights and mass including the proposed 4 storey apartment are not compatible with the existing neighbourhood
- Loss of use and enjoyment of adjacent properties
- Special zoning conditions required to redevelop the site suggests site not suitable for intended uses
- Request for reductions in setbacks to adjacent properties
- The need for defined heights, mass, and density in submitted plans
- Privacy issues not addressed but should be through detailed site design, building, fencing, landscaping and window placements
- Encroachment onto the noncore Greenlands identified in the Official Plan including potential encroachment on the wildlife corridor, lands adjacent to the PSW and Tributary A stream buffer.
- Removal of a majority of the trees – are these part of the heritage landscape associated with the heritage house?
- Tree plan does not include caliper of the trees why not?
- Potential negative of impacts of proposed stormwater runoff on adjacent properties, parkland and on Tributary A designated as cold water stream. Stormwater from parking areas and roads is contaminated with VOC's salt, sand heavy metals etc. how will these be treated before being allowed to run off site?
- Loss of viewscape for existing residents
- Noise, dust and solar impacts not addressed in the proponent's reports
- Angle of elevation of the entire build out plan of the proposed development to the adjacent properties not shown in the reports. i.e. Stacked and 3 storey townhouses, including the potential for up to 10 stories allowed under R4 zoning
- Degree of impervious on site and concerns for maintenance of existing groundwater and impacts on the Tributary A
- Potential for further loss of baseline flows and reduction of fish biomass in Tributary A (identified in the 2004 State of the Hanlon Creek Watershed Report)
- Past history of fish kills in Teal Drive culvert related to silting up of the channel? related to design of stream crossing over Teal Drive for Kortright Hills Phase 4. To date there has been no remedial action taken by the City, GRCA or MNR to mitigate the problem. This demonstrates lack of stewardship for existing ecosystem in area. Who will be monitoring and mitigating any potential impacts of this proposed development?
- Need to identify the location of the exhaust vent from the underground parking garage if it is built?
- Impacts on recharge of Downey road well because of removal of the glacial esker located at 146 Downey
- Impacts of grading, filling and compacting during construction on adjacent residents
- Impacts on heritage farmhouse from proposed conversion into apartment units.
- Safety with respect to current speed of vehicles on Downey is a traffic issue not addressed in the traffic report.

- We have requested updated traffic numbers and speed from Rajan Phillips with no response.
- To our knowledge the traffic numbers used for the Hanlon Improvements were not recent nor were they comprehensive because they were done for different streets and on different years.
- According the Traffic counts conducted by Wellington County there has been a substantial increase in traffic from Wellington 34 onto Downey in the last 2 years.
- The Hanlon Improvements may increase traffic by 18%. This was not addressed in the traffic study.
- Traffic increases when HCBP built out not addressed
- This proposed development will create increased traffic on Downey Rd. At our KHCA 2009 AGM, Councillor Wettstein and Billings supported the need for a Neighbourhood Traffic Plan. To date we are not aware that one has been initiated. or funded
- Potential for impacts to high pressure union gas line site during construction including proximity of building and construction to line with possibility of explosion
- No details of how redevelopment will incorporate energy efficiencies and LEED design from Community Energy Plan.

Therefore we respectfully request that you reject the proposed application as submitted.

Yours sincerely



per KHCA Inc.

Carl Keller
Secretary
Kortright Hills Community Association Inc.

Mr. Hearne,

As the proposed development for 146 Downey Road is on the Council meeting agenda for October 5th, 2009 we would like to bring our concerns to your attention.

Specifically our concerns are around the geographic prominence of the proposed development in relationship to the adjacent Grand River Conservation Authority Hanlon Creek Wetlands and the zoning flexibility requested by the developer.

The highest density zoning requested by the developer will include an apartment building jutting into the wetlands and towering above all other residences in the area. This apartment building will be seen prominently from all of the trails in the conservation area and will be a visual centre point rather than the more even flow of housing that now surrounds the conservation lands. As the development is on a higher point of land it is very important to restrict the height of the development to maintain the present aesthetic of the residential boundaries of the wetlands.

We agree that this development should occur but think it would be more appropriate if the development occurred in lines with the two other higher density developments that presently exist in the Kortright Hills Neighbourhood. We would encourage you to see how these townhouse developments blend in well within a largely single home neighbourhood. Keeping the development at 146 Downey Road in line with this would require Council to restrict zoning to that that would keep the development to under 40 units and no more than 2 stories high.

Thank you for your considering our concerns in your deliberations.

Don & Charlene Pinksen

From: Chris Riddell

Sent: October 4, 2009 6:06 PM

To: Al Hearne; Bob Bell; Christine Billings; Gloria Kovach; Ian Findlay; June Hofland; Mayors Office; Karl Wettstein; Kathleen Farrelly; Leanne Piper; Lise Burcher; Maggie Laidlaw; Mike Salisbury

Subject: 146 Downey Development

I am writing you to voice my concern over the proposed development at 146 Downey. In this case, to take an established neighbourhood and stick a five level condo building in the middle of it is just not a logical idea. Proximity to a creek, lack of parking, less than conforming setbacks all add to the incompatibility of this project with the existing community. I know it's all about pushing density in wherever possible but this site does not have the dimensions to accomodate this many units without compromising the surrounding residents. The main feature of our community is the creek, greenspace and trails. If they build this, the main visible feature will be the dominant (as it sits on the highest ground), out of place high density development that protrudes into the greenspace. Please consider the negatives of this proposal before you vote.

Yours Chris Riddell

From: Daniel Fischer

Sent: October 4, 2009 11:56 PM

To: Mayors Office; Bob Bell; Kathleen Farrelly; Vicki Beard; Ian Findlay; Maggie Laidlaw; June Hofland; Gloria Kovach; Mike Salisbury; Lise Burcher; Leanne Piper; Christine Billings; Karl Wettstein

Cc: Al Hearne

Subject: 146 Downey Road

Dear Mayor Farbridge and Councillors:

My wife and I are Ward 6 residents and we are writing this letter to voice our opinion on the development at 146 Downey Road since neither of us will be able to attend this council meeting in person.

To start off with, we are in favour of some development on this site. It is unreasonable to expect that no further development be allowed. However based on our reading of the proposals, we have concern over both the proposed density and height. We have the following five concerns to ask that the development be consistent with the neighbouring community, i.e. lower density and height.

1. Walkable City and Increased Traffic

As longtime residents of Guelph, we all know that Guelph is one of the best places to live. This comment has been reflected in many council meetings as well and various awards back this up (smartest city, safest city, one of best places to live). One of the underlying reasons of what makes Guelph such a great place to live is the walkability of the city.

I remember with such fondness that my family was able to get along without having a car – groceries, schools, and places to work were all within walking distance. However in recent years, much of the new development has made Guelph less of a walkable city – to the point where one is starting to need a car to go everywhere. This fact is especially true in the Downey section of Ward 6 where there is very little in the way of amenities close by.

As far as we understand, one of the stated goals of council has been to reverse this declining walkability trend with the local nodes/centres. While we do not oppose development of 146 Downey Road, we believe that a balance should be made to minimize the population density in this neighborhood for the following reasons:

- A. Increased car traffic since the Downey neighbourhood does not have many amenities – this is counter to the goals to minimize traffic
- B. Increased risk to school children due to heightened traffic – most children walk to Kortright Hills in this neighborhood. This car traffic will be further heightened with the Hanlon Creek Business Park and the changing of Laird Road.

2. Schooling Capacity

With a potential high density development being proposed, one of our concerns is the schooling density for our neighbourhood. Kortright Hills Public School is already over capacity requiring portables. As higher density development is added, further strains to the local school system are likely to be added. As a result, we believe that children

would either need to be bused to other schools to solve this population issue or that more portables would need to be added reducing the children's play areas and green space. It should be noted that portables are undesirable given the documented mold and air quality issues.

As a result, we ask that Council please consider schooling capacity in any decision regarding 146 Downey especially with respect to density. We believe that children should be given the opportunity to walk to their neighbourhood schools, as it promotes a healthier lifestyle and also makes Guelph such a desirable place to live.

3. Consistency with Neighbourhood

Another concern with the proposed development is that it be consistent and in line with the character of the neighborhood. When I was taking classes in both University and High School, one of the premises of architecture was to place new developments that are consistent with the existing neighbourhood. This principle would not be followed if anything greater than a two story structure is planned; there has been mention of four to eight stories for an apartment complex and this would not be architecturally consistent with the Downey Road neighbourhood. So from a neighbourhood consistency perspective we ask that council please limit the height on any structures for the 146 Downey development. It should be noted that there are numerous two story condos/townhomes throughout Guelph and a development similar to this would be both in line with the neighbourhood and consistent with the character of the City.

4. Residential to Business Tax Ratio

We have concerns about the high residential to business tax proportion that is currently seen in the City of Guelph. We would ask that the City pushes the focus away from increased residential density and towards more business properties and development. While we understand that the current economic climate is hard for business, increasing the residential tax base to increase revenue is seen as a short term fix. This short term fix has a longer term effect of keeping the City's tax ratio unbalanced and also has the potential to make this City more of a commuter bedroom community and less of a place where we work, live, and play.

5. Water Supply

One of the ongoing concerns of Guelph is the Water supply and Waste water treatment capacity. Every year we as citizens of Guelph are presented with watering restrictions. We are currently in a Code Yellow situation for one of the wettest summers in past history. Yet Guelph remains one of the fastest growing cities in Canada. The juxtaposition of these two contradictions leads the normal citizen of Guelph to believe that either there isn't an issue with our water supply **OR** that the city is ignoring the severity of the water supply situation.

From this perspective, we therefore ask that the city please limit density of development being planned for 146 Downey as part of a broader strategy to keep the city population in line with our available water supply or provide us some explanation for our current planned growth rates against our available water supply.

Sincerely, Daniel and Karen Fischer

From: Dariusz Adamek

To: Al Hearne

Subject: Development on Downy Rd.

- As a resident of Downy Rd. and Teal Dr neighborhood I strongly opposing high density development from listed below reasons.
All three versions of the proposed development are inconsistent with our existing Kortright Hills neighborhood in density, height and visual design.
- The property is considerably higher than most of the adjacent neighbourhood, so that the excessively-high townhouses, for which the developer is asking special zoning, will appear to dominate the neighbourhood even more than expected.
- The developer's request for flexible zoning creates uncertainty for me as a resident and our neighbourhood in general. It appears that once approved, the residents of Kortright Hills neighbourhood will have no say in the final design of the development.
- The scale and scope of the specific changes to the zoning standards requested by the developer suggest that the proposed plans are inconsistent with the site and with the framework of the City of Guelph's existing zoning bylaws.
- The excessive height of the proposed apartment building, combined with the geographic prominence of the site will result in a visual desecration of the beautiful neighbourhood that we residents and the City of Guelph have created and enjoyed over the last 25 years.
- The property includes a wedge of land identified by the City of Guelph as "lands with one of the following: locally significant wetlands, significant woodlots, natural corridor or linkage", and is adjacent to a Provincially Significant Wetland, a wildlife corridor, and a major green space that connects to other green spaces in the City of Guelph. I am concerned that the documentation submitted by the developer does not address the critical issues involved in construction in such a sensitive and important environment.
- City Planning staff are apparently proceeding with a process that differs significantly from the existing City of Guelph planning process. At the request of city Planning staff, the developer has not provided a specific development plan, but has provided a range of plans and is requesting zoning approval for the most-dense option. Council should reject this proposal as submitted and direct city Planning staff to follow existing planning procedures.
- I am very concerned that city Planning staff, despite the vehement opposition of residents present at the meeting held on January 20, 2009, subsequently directed the developer to include an apartment building in their proposal. This is a flagrant disregard for the clearly-expressed views of residents.
- The traffic study submitted by the developer does not take into account the speed of cars travelling in that area. Cars entering Downey Road from the driveway of the property will have to merge with traffic that has been proven to travel well in excess of posted speed limits. This is a very dangerous situation and poses a serious safety risk for neighborhood residents and in fact all cars travelling on Downey Road.
- Also, the traffic study submitted by the developer is based on out-of-date

information, as the traffic levels used in the study do not take into account the increase in traffic that will result from the development of the Hanlon Business Park directly to the south.

- The height of the townhouses proposed will likely create significant shadowing across existing properties on Teal Drive, greatly reducing the current residents' enjoyment of their properties.
- The proposed setback reductions will create a fishbowl effect where the new townhomes will overlook adjacent properties, even further reducing the current residents' enjoyment of their properties.
- The developer is proposing eliminating 241 of the 256 trees on the development site, and requesting special exemption so that the development can be even denser than standard zoning allows with less landscaping that required. What is now a beautiful property full of mature trees will become a barren wasteland of paved road, parking lots and concrete sidewalks.
- Groundwater from portions of the property will drain directly onto the meadow and wetlands that are adjacent to the property. Since most of the property will be covered with impenetrable buildings, roads, parking spots, driveways and sidewalks, a great deal of runoff will be generated and this may have a deleterious effect on the adjacent meadow and wetlands.
- The developer is asking for special zoning for the eastern portion of the property because of the right-of-way required by the high-pressure natural gas pipeline that runs across the property. The basement walls of the proposed apartment building will directly abut the easement, and construction so close to the gas pipeline poses a significant risk to the entire neighbourhood as a single accident could result in a cataclysmic explosion.
- The developer's plans appear incomplete as they show a setback of 6 metres for the townhouses, but he then requests permission to build the front of the townhouse within 3 metres of the sidewalk.
- The developer is requesting permission to allow "an attached or detached garage to be located within the rear yard" of the houses on Downey Road, but the plans do not reflect this. This form is completely inconsistent with the neighbourhood as there are no homes in this area with rear garages.
- The developer is requesting minimum setback far less than permitted in current zoning standards. This will contribute to shadowing and magnify the dominance of these buildings over the existing neighbourhood.
- The developer is requesting smaller lot sizes and less landscaped area than current zoning requires. The density of this development is completely inconsistent with the existing neighbourhood.
- While the developer is claiming that the existing house will be retained, the proposal is requesting zoning changes to allow splitting the house into four separate apartments. This is inconsistent with the existing neighbourhood.
- The property has a difference in elevation of 5.5 metres, and the developer mentions adding fill to the east side of the property. Where will this fill come from and what efforts will the developer make to contain dust and runoff during construction.
- Adding fill to the east side of the property will increase the prominence of the

apartment building even more. To what the developer calls a “four storey apartment”, there is added lower level parking, a roof, and the height of the fill. The “four storey apartment” quickly approached the height and dominance of a six storey apartment building Thank you for taking time to read that letter and please understand our concerns .

Dariusz ,Dorota,Adam,Joanna,Monica Adamek

Michael and Lisa Cauley

Issues and concerns regarding the proposed development at 146 Downey Road:

We have lived at _____ for 8 years now, prior to this we lived at _____ for ten years. One of our main concerns while living on Downey Road was the traffic flow and noise brought on by increased traffic speed and automobile noise. That was 1992 and we could see first hand how it became worse each year. With three young children we moved to _____ avoid this issue.

We could never have predicted nor supported the three versions of the proposed development of subject lands at 146 Downey Road as they are not at all consistent with our existing Kortright Hills neighbourhood in density, height or street appeal.

The property is considerably higher than most of the adjacent neighbourhood, so that the excessively-high townhouses, for which the developer is asking special zoning, will appear to dominate the neighbourhood even more than expected. This land was at one time potentially going to be the location of a catholic church which would have created a prominence and focal point for the south end, but a proposed apartment building would be a sorry sight to any of the neighbouring homes and not complementary to the residential landscape and wetlands that have been associated with the south end for well over 25 years. It is a relatively small piece of land why try to develop a plan that greatly reduces current residents' enjoyment of their own properties. The amount of noise, traffic and garbage that this proposed development will bring to the neighbourhood will only create more headaches and dislike between neighbours, who will not appreciate being looked down on from a townhouse structure or apartment style building. This will not bring a community together.

Having met the family that lived behind our property a few years back, we toured this beautiful piece of land on many occasions. We grew up appreciating trees, plants and nature which is one reason we chose to live in Guelph an agricultural city full of history and lush lands. My father was a forester and could appreciate the approximate 250 trees on this land and what they mean to the wildlife, environment and neighbourhood. We do not support the maximum number of trees be destroyed as outlined in the developers proposal to maximize development. This will severely impact all the birds and wildlife that depend on these trees. The sound of birds and wildlife will be replaced with car horns and pollution from automobiles, who would want that trade off?

The traffic study submitted by the developer does not take into account the speed of cars travelling in that area. Cars entering Downey Road from the driveway of the property will have to merge with traffic that has been proven to travel well in excess of posted speed limits. This is a very dangerous situation and poses serious safety risks for neighbourhood residents and in fact all cars travelling on Downey Road. I can tell you that my son delivered the Guelph Mercury for almost 3 years to about 26 houses beginning on Hazelwood

Crescent, Quail Creek and Downey Road past Teal to the last house on Downey Road on both sides of the road. The road could be very dangerous especially when it was raining or snowing, trying to cross the street. I know I drove the route many times when the weather was bad and I had to be extremely patient getting in and out of driveways on Downey Road, respectful of young students coming home from school and families trying to get home after work. I can't imagine what the increase in traffic will do to pedestrians on this busy road.

Also, the traffic study submitted by the developer is based on out-of-date information, as the traffic levels used in the study do not take into account the increase in traffic that will result from the development of the Hanlon Business Park directly to the south.

Groundwater from portions of the property will drain directly onto the meadow and wetlands that are adjacent to the property. Since most of the property will be covered with impenetrable buildings, roads, parking spots, driveways and sidewalks, a great deal of runoff will be generated and this may have a deleterious effect on the adjacent meadow and wetlands.

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While the developer is claiming that the existing house will be retained, the proposal is requesting zoning changes to allow splitting the house into four separate apartments. This is inconsistent with the existing neighbourhood.

The property has a difference in elevation of 5.5 metres, and the developer mentions adding fill to the east side of the property. Where will this fill come from and what efforts will the developer make to contain dust and runoff during construction.

To Mayor K. Farmbridge, and City Councillor

Oct. 2nd 2009

Please, take the time to consider our future homes and the wildlife around us. The neighbourhood is quiet and full of natural surroundings and there is a big worry about the new development being considerably higher than the other homes in the area. I look onto the green space and I am worried about the noise, the over use of the land for the wildlife, the over use of the tiny park on Milson Crescent. A beautiful area will be scared when looking at a 4 story apartment building and no parking for these people to put their cars. They will be parking on Milson Crescent and on Doune Street and what will they do in the winter during snow removal time. How will garbage be dealt with? The school buses will be an issue and the schools are packed. We have had deer live in the back, and many wild birds and animals that depend on the water wetland that is in the middle of this conservation land, NOW this will change, the apartment is planning to be VERY CLOSE to the water when it floods out in the spring, and every year it has been different depending on the snow fall. This apartment will be too close to the water. How much study has gone into this and how it will damage the wildlife, plus if I was to live there I would be worried about flooding of the area. If it is being built up, how is it going to affect the flow of the water and change its movement affecting the other residents in the surrounding green space area??

My family moved here to live with nature but still be part of Guelph, we love the city and were born and raised here. We LOVE the VALUES and STANDARDS that CITY represents. We hope you consider the environmental aspects of what this will do to the area. We do not mind the land being developed, but we would like to see it not be higher than the homes in the area. We moved here for this reason and for the quiet peace of nature. It hurts to see very old trees being torn down and a heritage home being surrounded by more cramped living space. This is not what this city is, or has been and I hope it sticks to its high standards of quality of life for the people that choose to live in the area. Please consider the area, and just like the idea that nothing can be built higher than the church of OUR Lady downtown, please put a zoning level that allows only buildings of the same height as the surrounding area residents of the Kortright Hills neighbourhood. Please note the many concerns below:

The property includes a wedge of land identified by the City of Guelph as "lands with one of the following: locally significant wetlands, significant wood lots, natural corridor or linkage", and is adjacent to a Provincially Significant Wetland, a wildlife corridor, and a major green space that connects to other green spaces in the City of Guelph. I am concerned that the documentation submitted by the developer does not address the critical issues involved in construction in such a sensitive and important environment. The developer is proposing eliminating 241 of the 256 trees on the development site, and requesting special exemption so that the development can be even denser than standard zoning allows with less landscaping that required. What is now a beautiful property full of mature trees will become a barren wasteland of paved road, parking lots and concrete sidewalks.

Groundwater from portions of the property will drain directly onto the meadow and wetlands that are adjacent to the property. Since most of the property will be covered with impenetrable buildings, roads, parking spots, driveways and sidewalks, a great deal of runoff will be generated and this may have a deleterious effect on the adjacent meadow and wetlands.

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Adding fill to the east side of the property will increase the prominence of the apartment building even more. To what the developer calls a “four storey apartment”, there is added lower level parking, a roof, and the height of the fill. The “four storey apartment” quickly approached the height and dominance of a six storey apartment building

These points above prove that there are a lot of issues that need to be addressed before going ahead and approving the plan for what the builder wants for his flexibility. Please consider all of them, this is the future of our neighbourhood and you are the future planners of this GREAT city and we want to keep it great!

YOU ARE THE LEADERS OF THIS GREAT CITY, THAT CARE ABOUT THE ENVIRONMENT, THE HERITAGE AND THE WAY THE CITY LOOKS TO THE PUBLIC. PLEASE KEEP UP THE STANDARDS YOU BELIEVE IN. I live here because you have kept this city a great place to raise a family and a place that lives up to high standards of living NO MATTER who tells you otherwise. PLEASE COME AND SEE THE DAMAGE THE HIGH 4 STORY APARTMENT WOULD DO TO THE PEOPLE AND WILDLIFE THAT LIVE THERE NOW.

THANK YOU,

Kelly Walton and family of 4

Sept.30/09,
Memo to;

RE:COUNCIL REPORT #09-76 Dated October 5/09
SUBJECT--146 Downey Road-Proposed Zoning Bylaw Amendment
FILE--ZC0906 Ward 6

Mayor, Councillors and Staff,
City of Guelph.

RECEIVED
OCT - 1 2009

Greetings,

CITY CLERK'S OFFICE

We the undersigned, as owner/residents, of the City of Guelph, submit the following to outline some of our concerns regarding the above noted Council Report.

A) Quoting from Page 1, para.2 under Background- Staff states "there has been considerable pre-consultation prior to the submission of this zoning bylaw amendment application". This relates only to 'considerable' consultation between the property owner (proposed developer) and City staff. The Jan.20/09 meeting, arranged by the owner(proposed developer), was just a "fishing expedition" for the benefit of the owner(proposed developer). Promised follow-up by the owner, quote "either via another meeting at the school or perhaps a kitchen table gathering" (quite flattering) never materialized. E-mails and telephone calls, by ourselves and others, were rather useless. Our assessment is that further follow-up by the owner was never intended in the first place. Follow-up information from City staff was not much better. To explain, e-mails were sent and acknowledged by most staff but follow-up was non-existent.

B) To further add to our rather complete dissatisfaction, City staff has decided not to circulate a "Notice of Application" after the sign regarding the requested Zoning Amendment was erected and also decided an informal "Public Information Meeting" was unwarranted due to there being, IN STAFF'S OPINION, insufficient public interest or concern regarding the proposed development. We say...'hogwash' !! With regard to the "Notice of Application Sign" (initially erected on Sept.3/09 in an obstructed location and with inappropriate information thereon) was replaced sometime after Sept.16/09 with a new sign. (Photos available to confirm same). Wonderful !!!! The intrigue mounts !!!

C) The list could go on --and --on, however, the drift of our message should be clear enough at this point in time.

We do respect the realities at hand regarding what might potentially be developed on this property, however, we do not approve of the current proposed Zoning Bylaw Amendment application as submitted by Seaton Ridge Communities Limited with respect to a proposed condominium and a separate freehold residential lots development as outlined in Council Report # 09-76 to be submitted to City Council on Oct.5/09 by Community Design and Development Services.

Respectfully,

Sandra D. Brown,
Fred G. Porter,
12 Teal Drive,
Guelph, ON.

CC. JAMES N. RIDDELL - DIRECTOR OF COMMUNITY DESIGN
AND DEVELOPMENT SERVICES
CC. R. SCOTT HANNAH - MANAGER OF DEVELOPMENT AND PARKS
PLANNING
CC. ALLAN C. HEARNE - SENIOR DEVELOPMENT PLANNER

Subject: Opposition to proposed development at 146 Downey Road

Councillors and Mayor Farbridge,

I reside at just north of the proposed housing and high-rise development at 146 Downey Rd.

I would like to express my opposition, in the strongest terms possible, to this development.

The proposed development of any multi-level dwellings in this area is far and away out of context for the area and their inclusion on this local high point of ground would be a severe intrusion and invasion of privacy not only to adjacent housing but also to many located more than a block away.

This is a quiet and very close neighborhood and community, who are united in their strong opposition to this proposal.

If it not evident to you by now, it should become extremely clear at this evenings council meeting.

I STRONGLY URGE YOU TO OPPOSE THIS PROPOSAL.

Sincerely,

Jim Warren, Ph.D.