

COUNCIL PLANNING AGENDA



DATE **October 4, 2010 @ 7:00 p.m.**

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

O Canada
Silent Prayer
Disclosure of Pecuniary Interest

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

Application	Staff Presentation	Applicant or Designate	Delegations (maximum of 10 minutes)	Staff Summary
a) 39-47 Arkell Road and 1408 Gordon Street: Proposed Zoning By-law Amendment (File ZC1006) - Ward 6	Katie Nasswetter	<ul style="list-style-type: none"> • Jordan Zukowski, Applicant • Werner Leuschner, Applicant • Astrid Clos, Planning Consultant • Sara Austin, Gamsby & Mannerow <i>(available to answer questions)</i> 	<ul style="list-style-type: none"> • Wendy or Rob Lindsay • David Raymond • Peter McCaskell • Mary Rife • Barry Smit • Dennis Mortley • Thomas Graham • Ken Strawbridge <p><u>Correspondence:</u></p> <ul style="list-style-type: none"> • David Raymond • Peter McCaskell • Mary Rife • Barry Smit • Dennis & Marlene Mortley • Thomas Graham • David Smith, SuperWorks • Kids Come First Child Care Centre • Linda & Brian Kurmey • Kevin Enders 	

CONSENT AGENDA

"The attached resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the

item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution."

COUNCIL CONSENT AGENDA			
ITEM	CITY PRESENTATION	DELEGATIONS (maximum of 5 minutes)	TO BE EXTRACTED
A-1) Proposed Demolition of 626, 640, 646, 652 & 660 Gordon Street and 9 & 10 College Crescent – Ward 5			
A-2) Rotary Club Annual Sparkles In The Park Fireworks Display Request			

ADJOURNMENT

TO **Guelph City Council**

SERVICE AREA Planning, Engineering and Environmental Services
DATE October 4, 2010

**SUBJECT 39-47 Arkell Road and 1408 Gordon Street: Proposed
Zoning By-law Amendment (Ward 6)**

REPORT NUMBER 10-98

RECOMMENDATION

That report 10-98 regarding a proposed Zoning By-law Amendment for the properties municipally known as 39-47 Arkell Road and 1408 Gordon Street, City of Guelph, from Planning, Engineering and Environmental Services dated October 4, 2010, BE RECEIVED.

SUMMARY

Purpose of Report: To provide planning information regarding an application proposing to amend the zoning for the subject lands.

Council Action: As a statutory public meeting under the Planning Act Council will receive, discuss and ask questions about the report and hear input from the public. No decisions are to be made at this time.

BACKGROUND

This report provides information on an application requesting approval of a Zoning By-law amendment application (ZC1006) from Astrid J. Clos Planning Consultants, affecting two properties municipally known as 39-47 Arkell Road and 1408 Gordon Street. The proposal is a request to redevelop a portion of 39-47 Arkell Road and all of 1408 Gordon Street in a comprehensive manner for a medium density residential development containing townhouses, stacked townhouses and a 4 storey apartment. The application was deemed to be a complete application on August 30, 2010.

Location

The affected lands are 1.76 hectares in size and are located on the south side of Arkell Road, southeast of the intersection of Arkell Road and Gordon Street. The property at 39-47 Arkell Road contains a single detached dwelling, a small church and some vacant lands on the westerly and southerly sides of the property. The proposed rezoning affects only the vacant lands. The church and dwelling are proposed to remain in the current I.1 (Institutional) zoning. The second property, 1408 Gordon Street, is occupied by a single detached dwelling which is proposed to be demolished (See Location Map in **Schedule 1**).

The land uses surrounding the subject site consist of a single detached dwelling at 33 Arkell Road to the north, single-detached residential dwellings to the east fronting on Malvern Crescent, an existing daycare to the south on Gordon Street, an existing neighbourhood commercial plaza to the west on Gordon Street and a garage and car lot located southeast of the intersection of Gordon Street and Arkell Road (See Location Map in **Schedule 1**).

Official Plan Designation

The existing Official Plan land use designations that apply to the subject lands are "General Residential" and "Medium Density Residential". These lands are also subject to the policies in the South Gordon Community Plan. The Official Plan Land Use Designation Map and related policies are included in **Schedule 2**. The designation map shows a portion of the property in the Neighbourhood Centre designation, but that designation is intended for the properties to the west along Gordon Street.

Existing Zoning

The subject site is currently zoned I.1 (Institutional) and R.1B (Single Detached Residential) (See **Schedule 3**).

REPORT

The applicant is proposing a residential development consisting of 22 cluster townhouse units, 42 stacked townhouse units and a four storey apartment building containing 19 apartment units. The density of the proposed development is 47 units per hectare or 108 persons per hectare.

Description of Proposed Zoning Bylaw Amendment

To implement the proposed development, the owner proposes to rezone the subject site from the I.1 (Institutional) Zone and R.1B (Single Detached Residential) Zone to the Specialized R.3A-?? (Cluster Townhouse) Zone, with specialized regulations for minimum side yard and minimum distance between buildings. Another specialized R.3A-?? Zone is proposed for stacked townhouses with specialized regulations for minimum lot area, minimum side yard, maximum building coverage and maximum site density. The apartment portion of the site is proposed to be rezoned to the R.4D-?? Zone with specialized regulations for minimum front yard, side yard, rear yard, minimum distance between buildings and off-street parking. The proposed zoning concept and a full list of related zoning regulations is provided in **Schedule 4**.

Supporting Documents

The following document has been submitted by the applicant with their application:

1. Preliminary Servicing and Stormwater Management Report. Prepared by Gamsby and Mannerow. August 2010.

Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal's conformity with the Official Plan, including General Residential and Medium Density Residential, and South Gordon

Community Plan policies.

- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation.
- Review of the proposed zoning and need for specialized regulations.
- Integration of the proposed development with the surrounding lands.
- Review of proposed site layout in relation to the Community Energy Initiative.

Once the application is reviewed and all issues are addressed, a report from Planning, Engineering and Environmental Services with a recommendation will be considered at a future meeting of Council.

CORPORATE STRATEGIC PLAN

Urban Design and Sustainable Growth Goal #1: An attractive, well-functioning and sustainable City.

FINANCIAL IMPLICATIONS

Financial implications will be reported in the future Planning, Engineering and Environmental Services recommendation report to Council.

COMMUNICATIONS

The Notice of Public Meeting was circulated on September 8, 2010.

ATTACHMENTS

- Schedule 1 – Location Map
- Schedule 2 – Related Official Plan Designations and Policies
- Schedule 3 – Existing Zoning
- Schedule 4 – Proposed Zoning
- Schedule 5 – Proposed Site Concept Plan

Original Signed by:

Prepared By:

Katie Nasswetter
Senior Development Planner
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katie.nasswetter@guelph.ca

Original Signed by:

Recommended By:

James N. Riddell
General Manager
Planning and Building Services
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jim.riddell@guelph.ca

Original Signed by:

Recommended By:

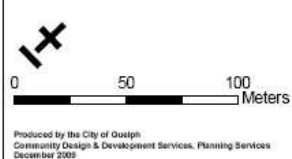
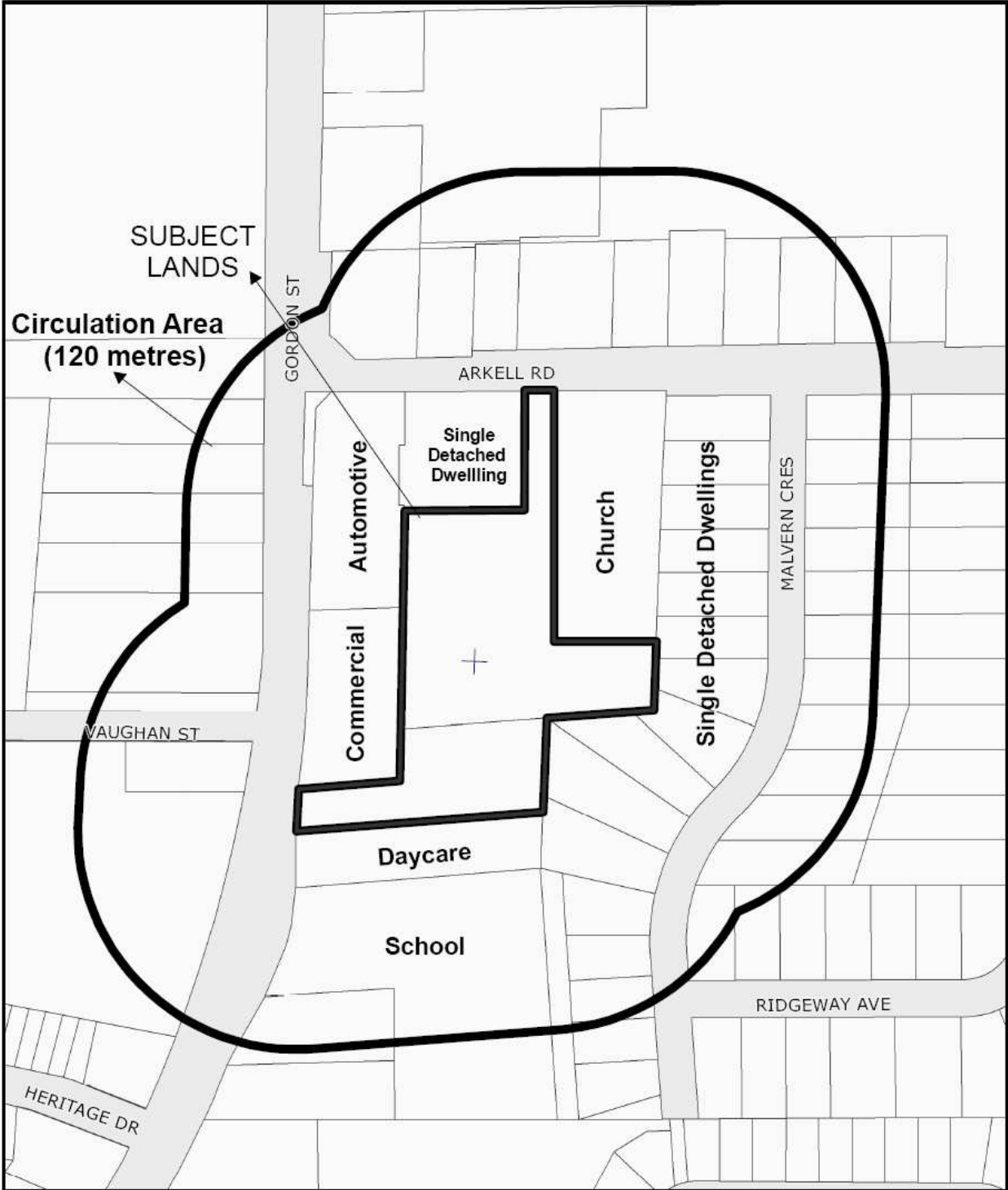
R. Scott Hannah
Manager of Development
and Parks Planning
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Original Signed by:

Recommended By:

Janet L. Laird, Ph.D.
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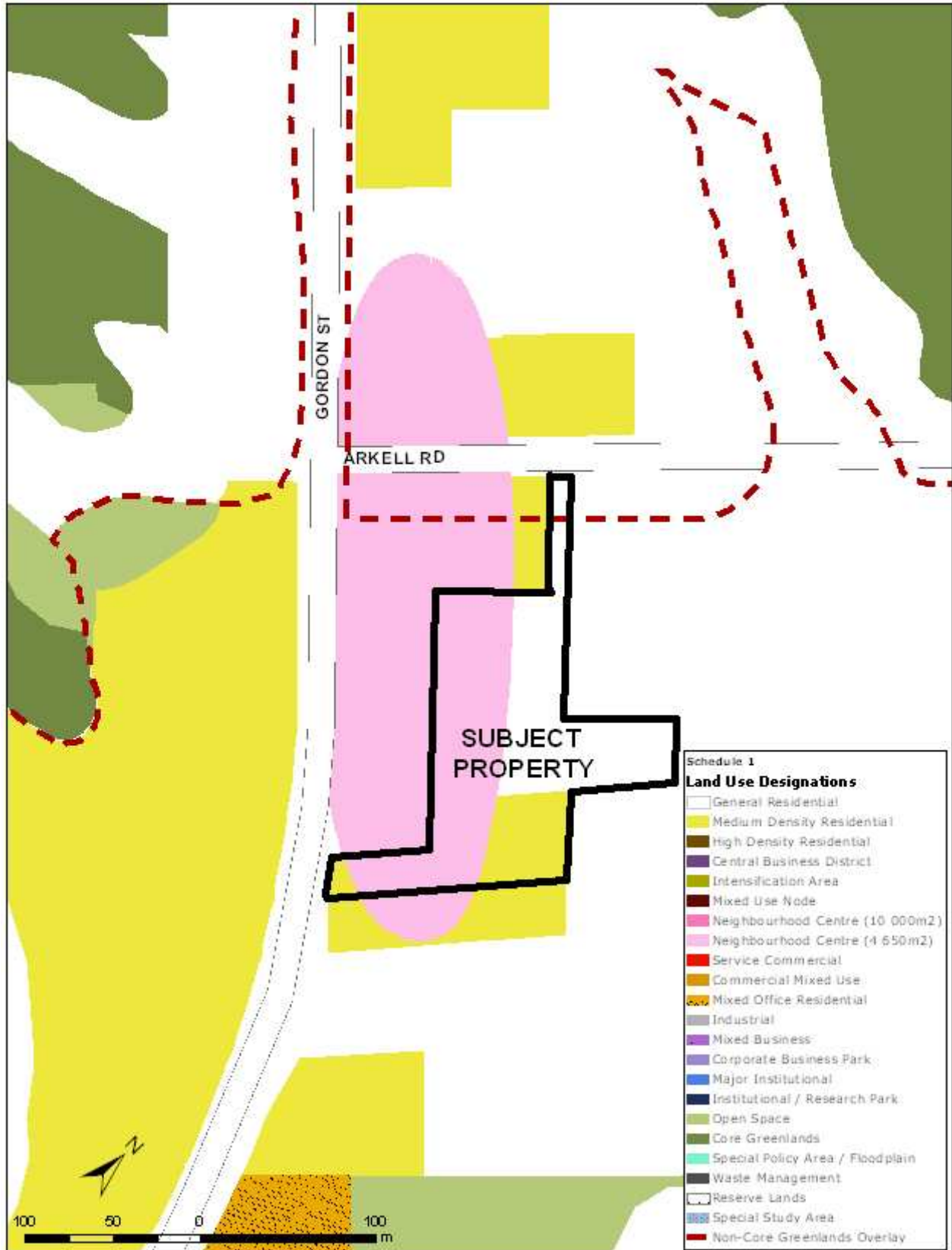
Schedule 1 Location Map



Location Map
39-47 Arkell Road and
1408 Gordon Street



Schedule 2 Official Plan Designation and Related Policies



Schedule 2 continued Related Official Plan Policies

'General Residential' Land Use Designation

7.2.7 *Multiple unit residential buildings*, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a *development* proposal for *multiple unit* housing:

- a) That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;
- b) That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;
- c) That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and
- d) That adequate municipal *infrastructure*, services and amenity areas for the residents can be provided.

7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.

7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).

1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).

7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.

7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:

- a) The form and scale of existing residential development;
- b) Existing building design and height;
- c) Setbacks;

-
- d) Landscaping and amenity areas;
 - e) Vehicular access, circulation and parking; and
 - f) Heritage considerations.

7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.

'Medium Density Residential' Land Use Designation

7.2.36 The predominant use of land within areas designated as 'Medium Density Residential' on Schedule 1 shall be for *multiple unit residential buildings*, such as townhouses, row dwellings and walk-up apartments. It is not intended that housing forms such as *single detached* or *semi-detached* units shall be permitted. Residential care facilities and *lodging houses* may be permitted by the provisions of this Plan.

- a) Within the Medium Density Residential designation at the northeast side of the intersection of York Road and Wyndham Street South, detached and semi-detached housing forms are permitted with frontage onto York Road, Wyndham Street South and Richardson Street provided that the overall density of development within the Medium Density Residential designation in this location complies with Section 7.2.38.

7.2.37 The 'Medium Density Residential' designation has been outlined on Schedule 1 in Instances where there is a clear planning intent to provide for the following:

- a) Medium density housing forms in new growth areas to assist in providing opportunities for *affordable housing*;
- b) Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
- c) A variety of housing types and forms to be situated throughout all areas of the community; and
- d) Supportive of urban form objectives and policies to establishing or maintaining mixed-use nodes.

7.2.38 The *net density of development* shall be a minimum of 20 units per hectare (8 units/acre) and a maximum of 100 units per hectare (40 units/acre), except as provided for in policy 7.2.10.

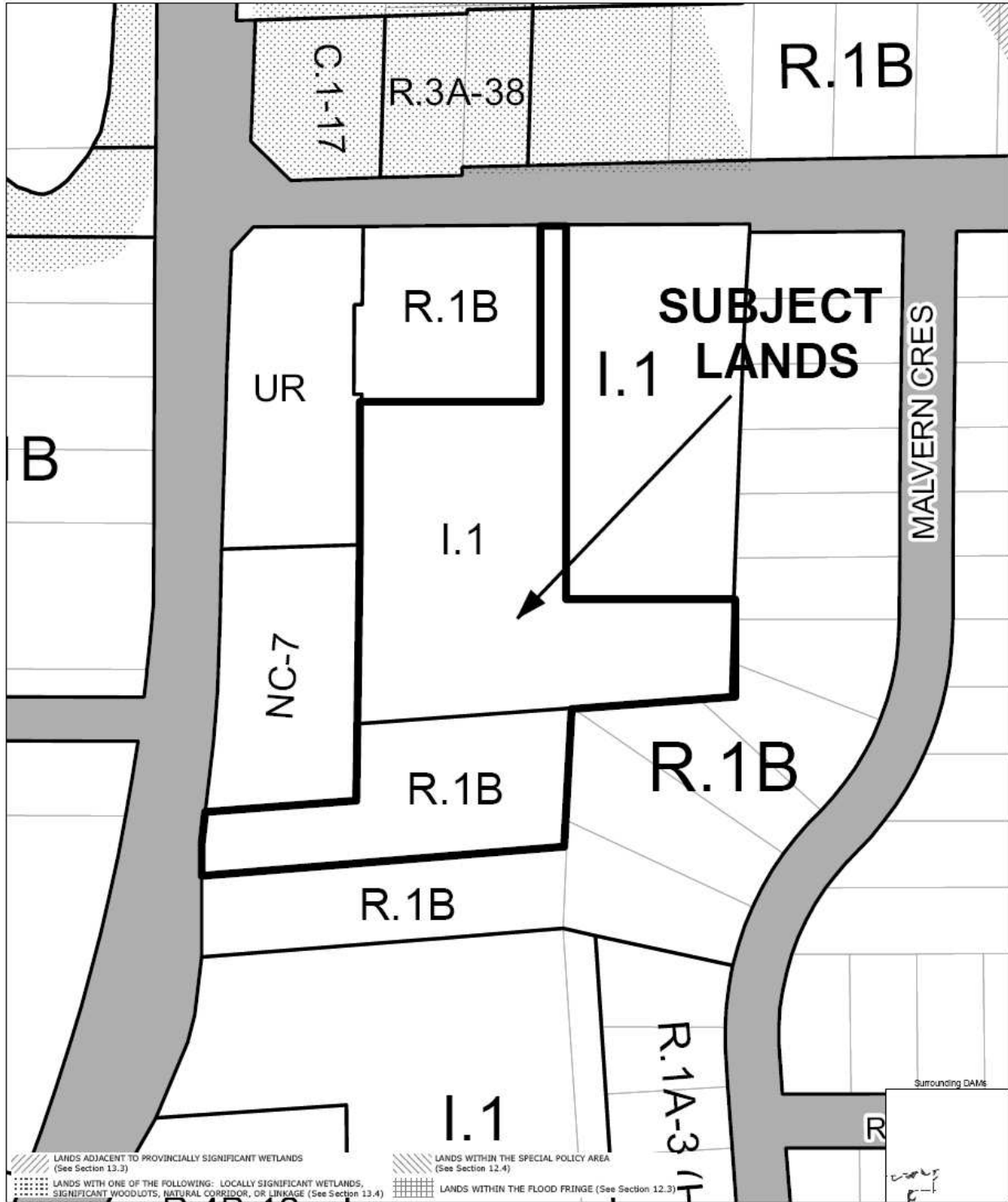
7.2.39 Medium density residential *development* proposals shall generally comply with criteria established for *multiple unit residential buildings* in policy 7.2.7 of this Plan, and shall be regulated by the *Zoning By-law*.

7.2.40 In addition to being permitted on land designated 'Medium Density Residential', *multiple unit residential buildings* may be permitted without an amendment to this Plan on land designated 'General Residential' where such proposals generally comply with the criteria in policy 7.2.7.

Secondary Plan Policies

9.5.6 In addition to the Secondary Plan work in the South Guelph Area, a "community plan" has been prepared to give guidance to *development* plans for land within the South Gordon Community Plan area. The preparation of this Plan is in accordance with the provisions of the South Guelph Secondary Plan, Urban Form and Design Considerations (see policy 3.6.31). This Community Plan supplements the policies of the Official Plan.

Schedule 3 Existing Zoning

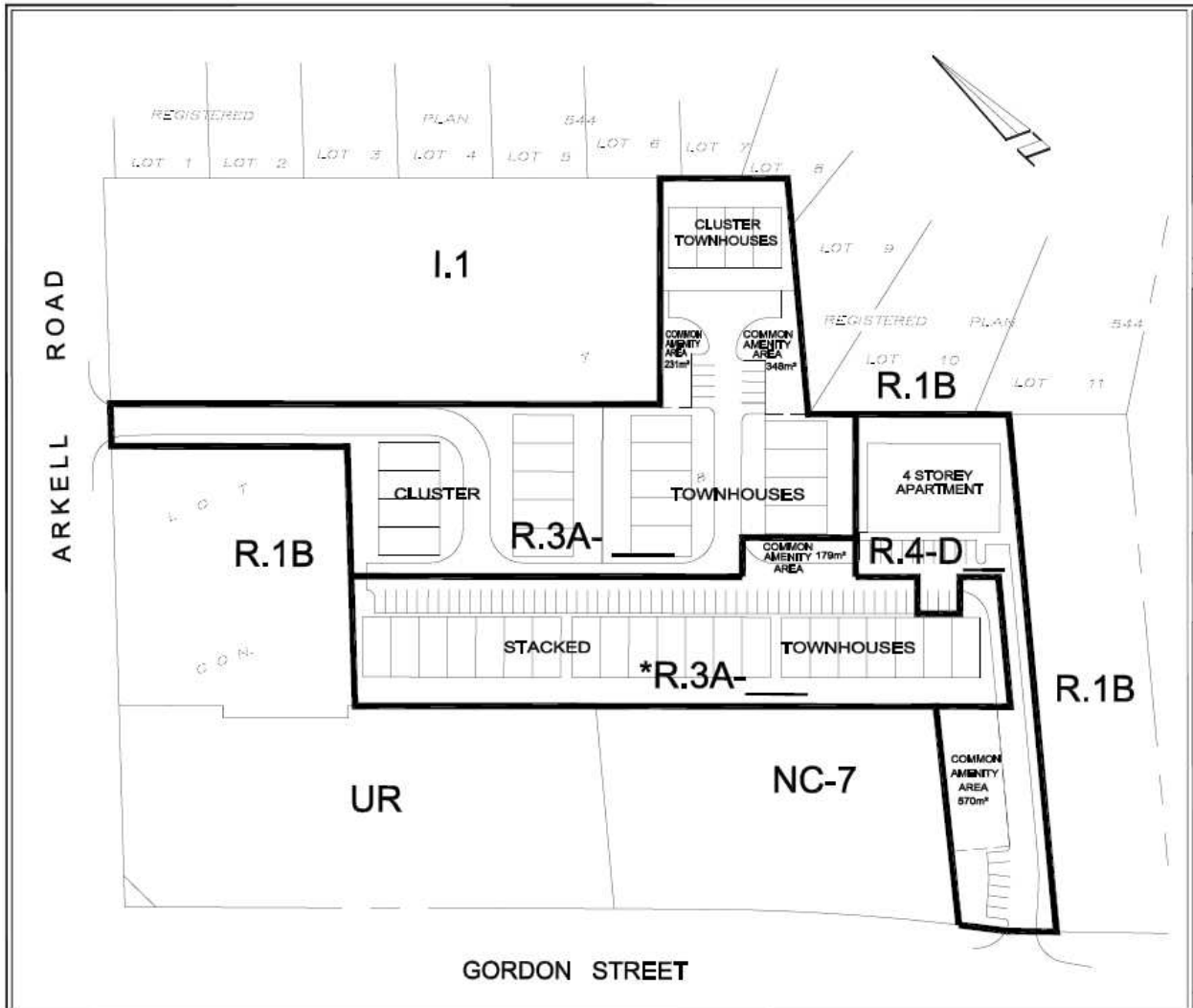


CITY OF GUELPH BY-LAW (1995) - 14864

Existing Zoning

Produced by the City of Guelph
Community Design and Development Services, Planning Services

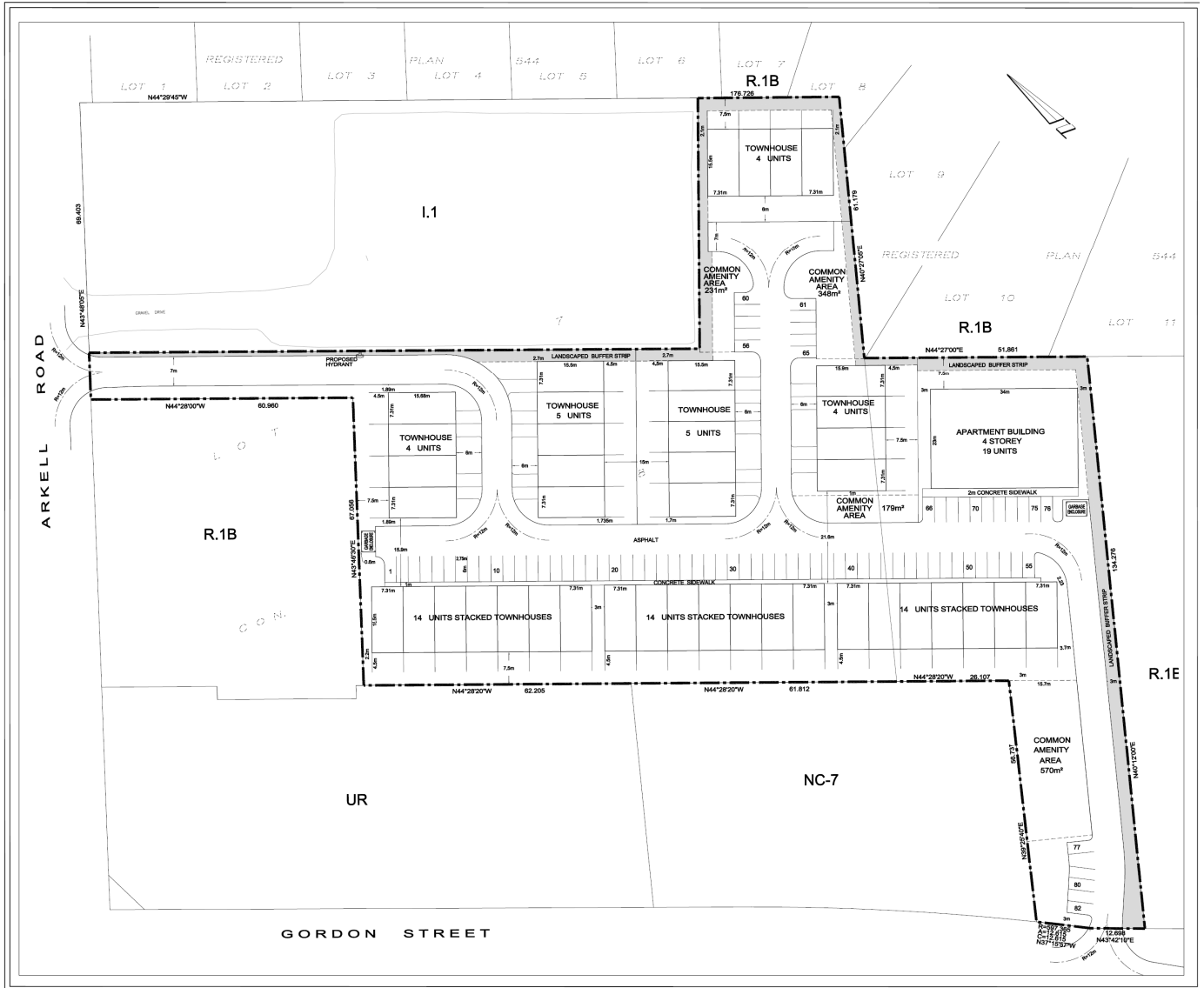
Schedule 4 Proposed Zoning



Schedule 4 continued: Related Zoning Regulations

R.3A Cluster Townhouse Zone			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	800 m ²	8,254 m ²	Yes
Minimum Lot Area Per Dwelling Unit	270 m ²	388 m ²	Yes
Minimum Lot Frontage	18m	18.5m	Yes
Minimum Side Yard	3m	1.7m	No
Minimum Rear Yard	7.5 m	7.5 m	Yes
Maximum Building Coverage	30%	30%	Yes
Maximum Building Height	3 storeys	2 storeys	Yes
Minimum Distance Between Buildings	15m between windows to habitable rooms.	10.5 m	No
Minimum Common Amenity Area	5m ² per unit (22 units x 5m ² = 110m ²)	579 m ²	Yes
Minimum Private Amenity Area	4.5 m depth	4.5	Yes
Minimum Landscaped Open Space	40%	40%	Yes
Buffer Strip	abutting a residential or institutional zone.	Provided.	Yes
Off-Street Parking	27 parking spaces	32	Yes
Maximum Dwellings in a Row	12	5	Yes
Garbage and Composters	0.6 m from a lot line	0.6 m	Yes
Maximum Density of Site	37.5 dwellings per hectare	26.7	Yes
R.3A Stacked Townhouse Zone			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	1,000 m ²	5,804 m ²	Yes
Minimum Lot Area Per Dwelling Unit	150 m ²	131.1m ²	No
Minimum Lot Frontage	18 m	18.5 m	Yes
Minimum Side Yard	Half the building height and not less than 3m	2.2 m	No
Minimum Rear Yard	7.5 m	7.5 m	Yes
Maximum Building Coverage	40%	41%	No
Maximum Building Height	3 storeys	3 storeys	Yes
Minimum Distance Between Buildings	15 m between windows to habitable rooms. Distance between any 2 buildings 3m.	15 m 3 m	Yes Yes
Minimum Common Amenity Area	10 m ² per unit (420 m ²)	179 m ²	No
Minimum Private Amenity Area	4.5 m depth	4.5m	Yes
Minimum Landscaped Area	40%	40%	Yes
Buffer Strip	abutting a residential or institutional zone.	Provided	Yes
Off-Street Parking	51	51	Yes
Maximum Number of Dwellings in a Row	12	7	Yes
Garbage and Composters	0.6 m from a lot line	0.6m	Yes
Maximum Density of Site	60 dwellings per hectare	72.4	No
R.4D Infill Apartment Zone			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	650 m ²	3,559 m ²	Yes
Minimum Lot Frontage	15m	18m	Yes
Maximum Density	100 units per hectare	53.4	Yes
Minimum Front and Exterior Side Yard	3m		No
Maximum Front and Exterior Side Yard	6m	6m	Yes
Minimum Side Yard	Half the building height	3m	No
Minimum Rear Yard	20% of the lot depth or half the building height.	7.5 m	No
Maximum Building Height	4 storeys	4 storeys	Yes
Minimum Distance between Buildings	15m	10.5m	No
Off-street Parking	29	21	No
Buffer Strip	abutting a residential or institutional zone.	Provided.	Yes
Garbage, and Composters	0.6 m from a lot line	0.6m	Yes
Floor Space Index (F.S.I)	2	.22	Yes

Schedule 5 Proposed Site Concept Plan



From: Raymond, David A

Subject: Attn: Ms. Katie Nasswetter, Proposed Development, 39-47 Arkell Rd. and 1408 Gordon St.

Dear Ms. Nasswetter,

My name is David Raymond and I live with my two children at _____, within the circulation area for the above referenced proposed development. On review of the information provided it is apparent that the proposed new development is inconsistent with the existing and established neighbourhood in the vicinity (namely the Malvern / Ridgeway / Arkell neighbourhood), which as I understand is contrary to the City of Guelph's Official Plan. The proposed development, in my opinion, is inconsistent with several sections of the Official Plan that pertain to infill developments, including guidance directing development in areas that are formerly part of the Township of Puslinch to recognize the unique style and character of these neighbourhoods. While I do not oppose the development of the subject lands completely, the density of the proposed development, the proposed layout, and the inclusion of stacked townhouses and apartment style buildings is clearly contrary to several recommendations and guiding principles in the Official Plan.

To illustrate, if you consider an area approximately the same size as the proposed development, in the Malvern / Ridgeway / Arkell Rd. neighbourhood, the number of individual family homes occupying that space is approximately 11. In contrast, the proposed development includes 83 separate family units. I would suggest that this is also contrary to the Official Plan as the Official Plan recommends a "gradual" increase in the average residential density of the community. I don't believe anybody would consider a change such as that proposed "gradual".

Furthermore, even if you were to disregard the contradictions with the Official Plan noted above, and allow re-zoning of the subject lands as proposed, the concept plan, as presented, is also non-compliant with several guidelines and requirements for the proposed amended zoning designations. If you'd like, I would be happy to direct you to these specific requirements, but in general terms they relate to the required separation distances between buildings, the minimum lot sizes per unit, the minimum common amenity areas and green space, and the maximum building coverage for the development, all of which result in an overall density that is not only inconsistent with the established adjoining neighbourhood, but non-compliant with the proposed amended zoning.

My concerns related to this proposed development are not limited to density, which is clearly excessive, but also relate to the impact on traffic in the vicinity. With a proposed 83 units within such a small area, the impact to traffic will be substantial, exacerbating the risks with an already dangerous hidden intersection at Malvern Cres.

Due the issues described above, in addition to other less substantial issues that arise with the proposed development, I would argue that the City should reject the proposal outright. If the developer is serious about infill development in this area they should put forward a proposal that respects the City's Official Plan, and complies with either the existing zoning designation for the area, or at a minimum, a more modest density development that will not negatively impact the lifestyle and safety of those currently living in the established adjoining residential neighbourhood.

In light of the concerns raised above, I would like to request a copy of the Staff Report on the Proposed Development, as soon as it becomes available. An electronic copy of the report would be preferred, if possible. If it is not possible to send an electronic copy of this report please let me know and I will stop by 1 Carden Street on the September 24th to pick it up.

Thank you for taking the time to consider the above when reviewing the proposed concept plan.

Kind regards,

David A. Raymond

From: Peter McCaskell
Sent: September 21, 2010 9:34 PM
To: Katie Nasswetter
Cc: Christine Billings; Karl Wettstein
Subject: Comments on the Zoning By-law Amendent for 39-47 Arkell Road and 1408 Gordon Street

Good morning Katie,

thank you for both (a) the opportunity to speak with you by phone this morning, and (b) this opportunity to provide comment as you review the application for a townhouse / apartment building development at 39-47 Arkell Road and 1408 Gordon Street (File ZC1006). As well, thank you for agreeing to send me an electronic copy of your report to Council on this application, which I understand you are preparing for September 24 - I very much look forward to reading your comments to Council on the proposal. I am confident your report will be helpful to Council, as well as to the developer and the developer's planning consultant, in describing the numerous shortcomings of this proposal and, even more importantly, creating awareness of the opportunities to work collaboratively and in a mutually-respectful manner with the Malvern/Ridgeway neighbourhood to jointly develop a sound plan that we can all support, encourage and be proud of.

What follows are the thoughts of myself, and my wife Loreen, as 22+ year residents at . I have copied our Ward 6 representatives, Councillor Billings and Councillor Wettstein, as we look to our elected representatives for their continued wise council and leadership in balancing the need for responsible development with the equally important necessity of maintaining the integrity, character and vitality of long-existing neighbourhoods of families. Disappointingly, this proposal under consideration does neither.

Comment 1:

Clearly, infilling and increased density of residential development are essential if we are to be good stewards of our land, water and energy resources for ourselves and for future generations. We support, encourage, and applaud Guelph's commitment to such stewardship and we look forward to welcoming new neighbours into our Malvern / Ridgeway community - new families and single folks joining us can only make what is a great neighbourhood even better !

Comment 2:

We welcome well planned development that is consistent with Guelph's official plan and strives to obtain a balance between infilling / densification and protecting the integrity of existing neighbourhoods.

Comment 3:

Regretably this proposal can only be described, using the most charitable and extremely polite term, as *unhelpful*. We strongly believe citizens of Guelph have a right to expect *better* from a developer and their planing consultant, if such

applicants are going to consume City planning staff's time in review, our elected representatives' time in consideration, and the neighbourhood's energies in working in a collaborative and mutually-respectful manner with an applicant towards a wise development.

Comment 4:

We defer to your formal training in planning Katie, in your report to Council, to list the numerous weaknesses in the proposal - it essentially violates a host of obligations in the Official Plan, and in Zoning regulations. But perhaps the absolutely key points are that this proposal ignores and violates concepts essential for the well-being of all citizens of Guelph as identified in sections such as:

1. Intensification should be done in a manner that is compatible with existing built form (3.3.1.a)
2. Maintain the stability and character of the built form in existing established neighbourhoods.(7.2.d)
3. Recognize the unique style and character of the rural cultural heritage lanscape areas which were formerly part of the Township of Puslinch.(South Guelph Secondary Plan, Urban Form Objective r)
4. Ensure that the desgin of the built environment strengthens and enhances the character of existing distintive landmarks, areas and neighbourhoods of the city. (3.6.e)
5. Regarding multiple unit buildings on lands designated Residential, the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity. (7.2.7.c)

It is challenging to say the least to understand how the proposal is in any way consistent with the above obligations Guelph has to all its citizens. One particularly bizarre example is the plan's proposal for a 4 story apartment building immediately abutting on existing 1-2 story homes along Malvern that make up a long-established single family residential neighbourhood - a concept defying logic to but it kindly.

Well I could offer numerous additional examples of other inconsistencies between this proposal and sound planning principles, I trust the above examples are helpful to you in preparing your report and in illustrating for you and our Ward 6 Councillors how unhelpful such a proposal is to us all.

Comment 5:

In contrast to this proposal, there are numerous appropriate options for infilling and densification of the subject site that meet the obligations identified in the Official Plan, that are consistent with the principles of sound planning, and which

would be encouraged, supported and welcomed by the Malvern / Ridgeway neighbourhood. Even as neighbours without much formal training in planning with the exception of Dr. Barry Smit (19 Malvern), and with just a few short meetings, we have drafted several examples that we are confident a developer and their planning consultant could refine into a proposal that we could all be proud of.

Recommendations:

1. Advise Council that this proposal is simply too inappropriate for consideration. Encourage Council to reject this proposal soundly and in its place encourage appropriate proposals that reflect an understanding of the Official Plan, requirements of even the proposed re-zoning, and sound planning principles particularly as they relate to developments in close proximity to existing residential 1-2 story family neighbourhoods.
2. Advise the developer, and the current landowner, that the Malvern/Ridgeway neighbourhood is eager to work with all parties to bring forward a responsible, sound and sustainable proposal that is consistent with best practices and our collective obligations to be good stewards of our land, water and energy. Our only request is that a potential developer join us in mutually respectful discussions centred around developing a proposal that will be a shining example of infilling and densification balanced with protecting the character of long-term existing neighbourhoods.

Thank you Katie for the opportunity to provide the above comment. I look forward to receiving your report.

Peter McCaskell

Re: File:ZC1006 Proposed Zoning change for Arkell Road Bible Chapel lands.

City of Guelph Councilors and Planning Staff:

I was quite dismayed to be sent the proposed zoning changes for the Arkell Road Bible Chapel land.

According to the City's own official plan (7.2.d) new development should maintain the stability and character of the built form in existing established neighbourhoods. Our neighbourhood consists of single family detached houses mainly bungalows and sidesplits on large lots. The properties are well maintained, beautiful. It is a peaceful, quiet, friendly and family oriented neighbourhood. To be compatible, we would expect the new development to be planned in a similar fashion.

I know that the official plan also encourages a gradual increase in the average residential density of the community (3.3.1.b). To accommodate this goal I could picture a development of single detached houses on smaller lots or perhaps some semi-detached units. With the present institutional/R.1B zoning, I could also picture another church, small private school, retirement or nursing home. Our neighbourhood would welcome all of these ideas.

You should realize that the proposed development would be looking into our backyards, our private spaces. The proposed zoning change would allow cluster and stacked townhouses and an apartment building meaning that the new houses would have a direct view into the backs of our properties. The proposed development does not comply with side and rear yard allowances, parking, or units allowable per hectare as demanded by the city's own planning regulations. Such compacted housing would only be attractive to perhaps short-term student housing which would not be compatible with the established stable neighbourhood. We have lived here for almost 20 years and are considered relatively newcomers.

The safety issue of the entrance to this development coming out on the blind hill on Arkell Road has also not been addressed. I live on this hill and find it dangerous to exit my driveway. I can't imagine another 100 cars trying to do the same every morning and every afternoon. It is too close to Gordon to put in another stoplight.

Please say no to the proposed zoning changes. We would like to thank the councilors for the thoughtfulness that goes into the planning of a beautiful Guelph.

Thanks, Mary Rife

To **Guelph City Council**

29 Sept 2010

Re. **39-47 Arkell & 1408 Gordon: Proposed Zoning By-law Amendment (ZC1006)**

From **Barry Smit** (on behalf of residents of Malvern/Ridgeway/Arkell)

1. Infilling Development & Collaboration

Residents in the neighbourhood accept infilling, and would like to help develop a plan that is consistent with Guelph's Official Plan and is compatible with existing residential land uses. The community has constructively accommodated developments relating to Brock Rd School, the Day Care facility and the Group Home on Malvern. The community worked with Thomasfield Homes on the Pineridge development to find a plan that met the interests of the developer and was compatible with the established single family residential neighbourhood. We are quite prepared to work with a proponent of the subject lands in a similar constructive spirit.

2. Planning Guidelines

This proposal involves a site that is relatively small, has an awkward shape, is zoned detached residential and institutional, and is adjacent to established low density single family dwellings.

The City of Guelph *Official Plan* provides policies that are relevant to this proposal:

- *Maintain the stability and character of the built form in existing established neighbourhoods (7.2.d)*
- *In "General Residential" the general character of development will be low-rise housing forms. (7.2.31)*
- *Intensification should be done... in a manner that is compatible with existing built form (3.3.1.a)*
- *The physical character of existing established low density residential neighbourhoods will be respected wherever possible (7.2.33)*
- *Recognize the unique style and character of the rural cultural heritage landscape areas which were formerly part of the Township of Puslinch. (Sth Guelph 2nd Plan, UF Obj r)*
- *Ensure that the design of the built environment strengthens and enhances the character of the existing distinctive landmarks, areas and neighbourhoods of the city. (3.6.e)*

- *Regarding multiple unit buildings on lands designated Residential .. the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity. (7.2.7.a)*
- *For multiple unit developments, the vehicular traffic generated by the proposal can be accommodated with minimal impact on local residential streets and intersections, and interior facilities for traffic and parking are adequate. (7.2.7.c)*

We would expect that these policies of the Guelph Official Plan be respected in any proposal for infilling.

3. The Proposal and By-Laws

This proposal seeks changes in zoning from Single Detached Residential (R.1B) and Institutional (I.1) to zones for 3-storey Stacked Townhouses (R.3A-), 3-storey Cluster Townhouses (R.3A-) and a 4-storey Apartment building (R.4D).

This proposal is clearly inconsistent with the Official Plan and is seriously incompatible with the established adjacent residential land uses. Quite apart from the adjacent land uses, this proposal (even with the zoning requested) is in breach of the City of Guelph By-laws for such development.

The Cluster Townhouses have insufficient distance between buildings (10.5m instead of the required min. 15m), and insufficient side yard (1.7m, not min. 3m).

The Stacked Townhouses have insufficient area per unit, insufficient side yard or too high buildings, and the density (74.4 u/h) exceeds the allowed maximum (60 u/h).

The 4 Storey Apartment building is too tall and too close to property lines to achieve the rear and side yard distance requirements, it is too close to other buildings (10.5m, not min. 15m), and it has insufficient space for parking.

The proposal is in breach of 12 separate by-law requirements for the requested zones. The proposal attempts to squeeze as many units as possible into this site, clearly beyond the capacity of the site and seemingly in blatant violation of the City's policies and by-laws, in addition to its incompatibility with the adjacent established low density residential neighbourhood.

4. Site Compatibility

If this site was not adjacent to established low density residences, but was next to high density housing or in a Greenfield area, it would still be in non-conformity with the Official Plan and by-laws. But this site is adjacent to an established single family residential neighbourhood, and there are additional requirements for plans to ensure compatibility in such cases. Infill development should not have adverse effects on existing neighbourhoods.

- Ontario, Provincial Policy Statement: Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas,... (4.5)

"Adverse effect" ...loss of enjoyment of normal use of property (6.0.g)

- Ontario, Places to Grow, Plan for the Greater Golden Horseshoe:

- Municipalities will develop and implement their Official Plans ... to phase in and achieve intensification ... identify the appropriate type and scale of development in intensification areas (2.2.3.6.g)*
- Intensification areas will be planned and designed to provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places (2.2.3.7.i)*

- *Intensification areas will be planned and designed to achieve an appropriate transition of built form to adjacent areas (2.2.3.7.f)*

- **Guelph Official Plan:** Residential lot infill is encouraged *provided that the proposed development is compatible with the surrounding residential environment, ... compatibility relates to the existing predominant zoning of the area, the form and scale of existing development, existing building design and height, and setbacks. (7.2.34)*

- **Guelph Official Plan Amendment 39** (to conform with *Places to Grow*):

- *Intensification areas will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent areas (2.4.5.1.f)*
- *The City will identify the appropriate type and scale of development within intensification areas and facilitate infill development where appropriate (2.4.5.1.i)*

This proposal is not in compliance with Guelph's zoning by-laws, it is at odds with the Provincial legislation, it does not conform to Guelph's Official Plan, and it is incompatible with the adjacent established single family residential area.

Given the size and configuration of this site, its existing zoning and its proximity to established low density detached residences, this proposal is seriously flawed. The buildings are too many, too high, too densely packed, too close to adjacent properties, too close to each other, with insufficient open space and parking, and with a dangerous intersection on Arkell Rd.

5. Opportunities for Infilling

There are numerous options for infill development in this area that are consistent with the Official Plan and compatible with the adjacent residential area.

Of course, infilling could be undertaken with the existing R.1B and I.1 zoning, at significantly higher densities than the neighbouring residential area.

Proposals for multiple units should conform to the Official Plan and be compatible with the adjacent established single family residential area. This would require:

- a) No 4 storey Apartment buildings, and hence no R.4D zoning. Apartment buildings of any height are clearly not appropriate on this site.
- b) Multi-unit buildings should have:
 - maximum of 2 storeys, or at least maximum 2 storeys adjacent to existing residences, and then maximum of 3 elsewhere;
 - appropriate separation distances from buildings to existing properties;
 - appropriate density for the site, accounting for open space, building separation, parking and access.

6. Recommendation

Our request to *Guelph City Council and staff* is that infilling plans be required to conform to the Official Plan and be compatible with established residential areas.

As this proposal does not conform to the O.P and is not compatible with an adjacent established residential area, we recommend that the proposal be rejected.

Given the size and configuration of the site and its adjacent low density residential neighbourhood, and given the policies of the Official Plan, we would expect that subsequent proposals for this site:

- include no apartment buildings;
- if multi-unit buildings, have a maximum of 2 storeys, at least in locations adjacent to or overlooking established residences, and a maximum of 3 storeys elsewhere;
- have appropriate separation between buildings and existing properties;
- have an appropriate density for the site, providing for open space, building separation, parking and access.

To the *Proponent* and site landowners, we welcome the opportunity to meet and explore infill development options that make good business sense, reflect good planning principles, respect Guelph's Official Plan, and are compatible with the established residential neighbourhood.

Thank You

To: Guelph City Council

Subject: 39-47 Arkell Rd. & 1408 Gordon St.: Proposed Zoning By-law Amendment(Ward6)

We have been residents of Guelph since 1995 when we purchased our home at [redacted] and have enjoyed the quiet neighborhood and the more rural character of this area of Guelph. We are [redacted] doors from the corner of Malvern Ave. and within the 120 metre circulation area for notice of the above proposal. The massive Pine Ridge and Westminister Woods sub-divisions began shortly after we moved here, and they have contributed a lot of traffic to the area, especially on Arkell Road making it difficult to enter it safely from our neighborhood at times.

This area, as we understand it, was originally part of the Township of Puslinch, and expropriated by the City of Guelph, some time after our home was built in the 1960's. While we have always realized that the lands around us would eventually be developed, we would never have dreamed the pace that such development would occur. However, we do not object to development as long as it complies with the existing guidelines of the City of Guelph's Official Plan.

After reviewing the notice we received from the city about the public meeting for this proposal, as well as the Planner's report #10-98 prepared for council and for the meeting, we do not give our support to either the type of zoning amendment change, or the proposed plan for development. While there are definitely too many reasons to go into here, we will focus on some of our main concerns with the hope that you as a council will see fit to consider our input as residents of this community. This is our home, where we live and spend most of our time. In fact many of our neighbors on Malvern had actually built their homes there before this area became a part of the City of Guelph and have invested a lot of money into their properties, some of whom will be heavily affected by a development of this nature, right in their back yards. This will also affect our property values, not to mention the privacy they will lose, should buildings with the elevations proposed, be built within such bare minimum back yard clearances to their property lines.

Compliance Concerns

1. Development does not comply with more than 10 by-law regulations according to the City of Guelph's Official Plan (See planner's report #10-98, Schedule 4 for a complete list of what does and does not comply), resulting in a tightly packed development of units which are too close together, with side yards and distances between buildings missing the city's requirements in almost every instance.
2. Height for the Apartment unit is too high, and side and rear yard clearances are not to minimum requirements, plus its too close to existing buildings. There is not enough room for parking on this site....again, less than minimum requirement of the city's official plan, and the question is, where will people be parking with busy Arkell Road's hill right at the access point, and the traffic which is already heavy enough on Gordon and Arkell Road??
3. The overall density maximum is 40 units per hectare, but for this proposal it has 47.1 units per hectare, again, not in compliance with the Official Plan.
4. The traffic and safety concerns surrounding this proposal are great. With 83 total units proposed, the potential for more than 100 cars travelling in and out of this development on a continual basis right onto two extremely busy roads and close to the Arkell / Gordon intersection is an accident waiting to happen. The access point on Arkell sits directly west of the Arkell chapel driveway, and is on a blind hill with no visibility from the westbound traffic creating a dangerous scenario for coming out onto Arkell Road. The access point onto Gordon street is directly adjacent to a new Day Care centre and a new commercial plaza, both of which see patrons

coming in and out onto Gordon at a very busy location, which will create even more congestion on Gordon, possibly requiring another expensive light to be installed in order for traffic calming and safety of pedestrians. This traffic impact seems to fly in the face of what the Guelph Official Plan recommends in 7.2.7c.(see below)

While these only represent a few of the compliance issues, we can already see that the developer doesn't seem to be interested in what the official plan for the city of Guelph has already determined, which is supposed to be for the good of our community in this neighborhood and for what is best for the City of Guelph in general, but rather to pack as many units into this small, oddly configured parcel of land, with no regard for the existing types of residential structures it is adjacent to, nor for the traffic it will generate, adding to the safety and noise concerns of the residents of this area.

In contrast to this proposal, we have to look at some of the guidelines provided in the City of Guelph's Official Plan which give a reasonable approach to development in this area, considering the background of the area. Suggestions are there which we heartily agree with, and would hope that developers who make proposals to the City of Guelph, would also respect for the good of everyone. When we ask " why a high density proposal of this type?," its because the City has already spent enough time and money on creating a good plan which is flexible, but not dispensible.

Some examples of good planning from the Official Plan include :

"Maintain the stability and character of the built form in existing established neighbourhoods" (7.2d)

"Recognise the unique style and character of the rural cultural heritage landscape areas which were formerly part of the Township of Puslinch"..(South Guelph Secondary Plan, Urban Form Objective r)

encourage a "gradual increase in the average residential density of the community" (3.3.1b)

"Ensure the design of the built environment strengthens and enhances the character of the existing distinctive landmarks, and neighbourhoods of the city.' (3.6e)

"the physical character of existing established low density residential neighborhoods will be respected wherever possible." (7.2.33)

For multiple unit developments, vehicular traffic generated by the proposal can be accommodated with minimal impact on local residential streets and intersections', and interior facilities for traffic and parking are adequate. (7.2.7.c)

Considering our own neighbourhood, which is low density, with mostly low rise style homes (bungalows and side splits), this proposal makes no attempt whatsoever to consider any of the above guidelines. This along with the rest of the concerns we have addressed above give good evidence as to why we are asking Guelph Council to reject this proposal. We thank you for your time and consideration. We would also request that any and all updates, notices and correspondence regarding this proposal be forwarded to us at the address below or via email.

Sincerely,
Dennis & Marlene Mortley

SEPTEMBER 28TH, 2010

THOMAS GRAHAM

ATTN: GUELPH CITY COUNCILLORS
CITY HALL
GUELPH, ONTARIO.
CANADA. N1H 3A1

RE: PROPOSED ZONING BY-LAW AMENDMENT FOR 39-47 ARKELL AND 1408 GORDON STREET

Dear City of Guelph Councillors,

I am writing to you today to voice my concern and to offer some general comments over the proposed development (Applicant: Astrid J. Clos Planning Consultants) at 39-47 Arkell Road and 1408 Gordon Street. I will also be presenting some of the concerns herein during the October 4th, 2010 Public Meeting to be held in Council Chambers.

I would first like to state that I am not opposed to development on this parcel of land. Given the current legislative pressures (Places to Grow Act 2005 and associated legislation) enacted by the province it makes a good deal of sense to develop this particular piece of land. The concerns that I have are not with developing the land, rather they lie in the way that the applicant is proposing to go about the development.

Although I am not an Urban Planner, I am capable of reading and understanding the City of Guelph's Official Plan, a capability that the applicant either does not have or has elected not to use. The official plan is the result of an immense amount of creative effort and consultation between the City and its citizens, and as such [and as stated in the plan itself] it embodies the guiding principles and spirit of the city. It is also in place to guide development at all levels within the city to ensure that Guelph continues to grow and develop in a controlled and respectful manner. Even a superficial examination of the applicants plan reveals that they have disregarded many tenets of our official plan and are out of compliance in numerous physical aspects of the development. Given the number of violations both in hard physical terms as well as in the spirit of the city's official plan, I would encourage council to outright reject the current proposal in favour of a re-submission of a plan that is in line with the development philosophy of the city.

I would be remiss if I simply wax philosophical about the spirit of the city and did not offer some tangible concerns with this development. In order to maintain some brevity to this communication I shall summarize the sections of the official plan that I, as a layperson, consider to be in violation (or at least poorly interpreted) by the applicant. The following is by no means an exhaustive summary, rather it is a highlight of a few key points.

Section 3.3.1: The City will promote a compact urban form and gradual expansion of existing urban development by:

- a) Encouraging *intensification* and *redevelopment* of existing urban areas in a manner that is compatible with existing built form

Section 3.6 – Urban Design

Objective e –To ensure that the design of the built environment strengthens and enhances the character of the existing distinctive landmarks, areas and neighbourhoods of the City.

Section 7.2 – Residential

Objective d – To maintain the stability and character of the built forms in existing established residential neighbourhoods.

Section 7.2.7 *Multiple unit residential buildings*, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a *development* proposal for *multiple unit* housing:

a) That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;

Comment:

I understand that intensification is required, but I do not believe that the development of a four story apartment complex (a component of the current plan) is, "...compatible with existing built form". The majority of residential buildings adjoining the development site are side-split or bungalow single family homes. In all honesty I do not believe that the applicant has even considered any of these components of the official plan.

Section 7.2.7 *Multiple unit residential buildings*, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a *development* proposal for *multiple unit* housing:

c) That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided

Comment:

*Entering Arkell Road from Malvern Crescent and surrounding residential properties is already somewhat of a hazard due to the blind intersection created by the hill that peaks just before this intersection. The addition of 83 units (assuming 2 vehicles per unit), as proposed by the applicant, will have a major impact on traffic flow in the immediate vicinity of Arkell Road and Gordon Street. I will restate that I am not opposed to development on the site, but the issue of traffic generated by the development **requires significant and creative solutions to a potentially dangerous traffic situation**. I see little evidence that the applicant has sufficiently addressed this public safety concern.*

I could go on for several more pages, but I respect that time is precious and you, as councillors, have other demands on your time. Furthermore, I suspect that you are all more familiar with the official plan than I am and will quickly note the majority of the violations. I once again urge the council to reject this proposal outright in favour of a re-submission of a plan that is more in line with the spirit and the letter of the official plan.

Thank you for your time and consideration of this matter.

Best Regards,

Thomas Graham

September 2010

Proposed Development, 30-47 Arkell Road and 1408 Gordon Street

Dear Ms. Nasswetter,

My name is DAVID SMITH (SuperWorks), and I/we live within the circulation area for the above proposed development.

The area along Gordon Street has been identified in the Guelph Official Plan as an Intensification Corridor. Intensification Corridors are those areas along major roads that are well served by transit and have the potential to provide a focus for increased residential density development. The property is also designated Medium Density and General Residential in the Official Plan. Multiple residential buildings such as townhouses, row dwellings and apartments are permitted within the General Residential designation when certain conditions are met. The density permitted within the General Residential designation is 100 units per hectare.

After review of the proposed development plan, I/we have come to the conclusion that the proposed development will add tremendously to the City of Guelph and to the surrounding neighborhood for the following reasons:

- 1) It is a very attractive subdivision with an abundance of green space.
- 2) It will add value to the surrounding neighborhood, by eliminating an old and dilapidated house and by encouraging other unattractive areas to follow suit.
- 3) The proposed development will help to restore the current market recession by bringing in jobs that are desperately needed while allowing the chance for younger couples and families to afford a nice home to live in.
- 4) It brings beneficial development fees and lot levies into the City of Guelph to fuel its infrastructure.
- 5) The proposed development complies with the new green regulations, which emphasize inner city development, to prevent and protect outside land usage, thereby, aiding the environment. This proactive step helps to build a good community and a green environment for our children's future.
- 6) The proposal is compatible with the immediate neighbourhood, the proposed zoning includes a landscape buffer strip between the existing homes and the proposal, there is good access to public transit.
- 7) The existing homes and the local road network will not be impacted by traffic from the proposal since the proposal accesses Gordon Street and Arkell Road.

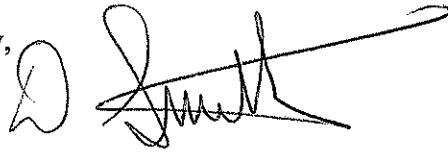
8) Much foresight has been put into the proposed development with a drive-in and – out from two points, allowing good traffic flow.

9) The new developer will provide all necessary reports and studies, like a traffic impact study etc, alleviating any concerns arising.

I/we can only say positive things about this well-thought-out and well designed concept plan.

I would strongly recommend for the City of Guelph to grant permission for this proposed development that not only has a strong community benefit but a strong economical benefit for Guelph as well.

Respectfully,

A handwritten signature in black ink, appearing to be "D. Smith", written over a horizontal line.

KIDS COME FIRST CHILD CARE CENTRE

1416 GORDON ST.

GUELPH, ONTARIO

N1L 1C8

519-763-9600

September 23, 2010

To Whom It May Concern:

We the owners of Kids Come First Child Care Centre would like to support the development that will be occurring at 1408 Gordon St. South. This development will further enable more people to live in the south end with all the conveniences that the city provides. We feel it will be an asset to the community and look forward to the development of the complex.

Thank You,

Heather Clayton and Leslie Bender

Supervisors and Owners of Kids Come First Child Care Centre

1416 Gordon St. South

Guelph, ON

N1L 1C8

519-763-9600

HAND DELIVERED

29/09/10

Y

September 24, 2010

Community Design and
Development Services
City Hall
1 Carden Street
Guelph, ON

RECEIVED
SEP 29 2010
CITY CLERK'S OFFICE

Attention: Lois Giles, City Clerk

Dear Ms. Giles,

Re: Proposed Zoning By-law Amendment
39-47 Arkell Road and 1408 Gordon Street, Guelph, Ontario

We hereby express our concerns regarding the above proposed Zoning By-law Amendment.

As owners of a townhouse on Gordon Street our main concerns with the Amendment are the increase of not only the population density in the area, the increase of the traffic noise in the area, but the increase in the amount of traffic along Gordon Street as well.

Right now, Gordon Street is extremely busy with vehicular traffic, which also includes a main bus route. Will there be an increase in the number of buses in the area, as well as increase in the number of vehicles? This is what worries us.

Yours truly,



Linda & Brian Kurney



RECEIVED
sept 29 2010
sept 27/2010
CITY CLERK'S OFFICE

Attn Lois Giles
City Clerk

Regarding File:ZC1006

My Name is Kevin Enders and I live at _____ and my property is beside the proposed new driveway on Arkell rd. The two driveways would be so close that it would look like a divided 4 lane road. There is a mature tree hedge 10m height that runs down that side of the property that would have to be removed. Is the driveways going to be paved because if it is gravel, cars driving on it are very loud. The church has alot of frontage why couldn't they move their entrance to the east side of the house they own and the existing driveway to be used for the proposed concept plan. Please dont let the proposed entrance off Arkell to be as planned, I would lose that nice hedge that would block me from next door and there driveway would be 6 meters from my house which is my living room.

Thank You
Kevin Enders

CONSENT AGENDA

October 4, 2010

Her Worship the Mayor
and
Members of Guelph City Council.

SUMMARY OF REPORTS:

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

A Reports from Administrative Staff

REPORT	DIRECTION
<p>PROPOSED DEMOLITION OF 626, 640, 646, 652 & 660 GORDON STREET AND 9 & 10 COLLEGE CRESCENT – WARD 5</p> <p>THAT Report 10-102 regarding the proposed demolition of seven detached dwellings on University of Guelph lands, municipally known as 626, 640, 646, 752 & 660 Gordon Street and 9 & 10 College Crescent, City of Guelph, from Planning, Engineering and Environmental Services dated October 4, 2010, be received;</p> <p>AND THAT the proposed demolition of seven detached dwellings on University of Guelph lands, municipally known as 626, 640, 646, 652 & 660 Gordon Street and 9 & 10 College Crescent, be approved.</p>	Approve
<p>B ITEMS FOR DIRECTION OF COUNCIL</p> <p>ROTARY CLUB ANNUAL SPARKLES IN THE PARK FIREWORKS DISPLAY REQUEST</p> <p>THAT the request from the Rotary Club of Guelph to provide a fireworks display at Riverside Park on December 31, 2010, be approved subject to the Rotary Club of Guelph meeting the terms and conditions of the Guelph Fire Department;</p> <p>AND THAT the Rotary Club of Guelph obtain liability coverage in the amount of \$5,000,000.00 with the City of Guelph named as an additional insured party, and provide a certificate indicating such coverage, be submitted to the City of Guelph prior to the event;</p>	Approve

AND THAT the City accepts no responsibility for any liability that arises out of granting this permission for use of City property and facilities.

C ITEMS FOR INFORMATION OF COUNCIL

attach.

TO **Guelph City Council**

SERVICE AREA Planning, Engineering and Environmental Services
DATE October 4, 2010

**SUBJECT Proposed Demolition of
626, 640, 646, 652 & 660 Gordon Street and
9 & 10 College Crescent,
Ward 5, Guelph**

REPORT NUMBER 10-102

RECOMMENDATION

"THAT Report 10-102 regarding the proposed demolition of seven detached dwellings on University of Guelph lands, municipally known as 626, 640, 646, 652 & 660 Gordon Street and 9 & 10 College Crescent, City of Guelph, from Planning, Engineering and Environmental Services dated October 4, 2010, BE RECEIVED; and,

THAT the proposed demolition of seven detached dwellings on University of Guelph lands, municipally known as 626, 640, 646, 652 & 660 Gordon Street and 9 & 10 College Crescent, BE APPROVED."

SUMMARY

Purpose of Report:

This report recommends that the University of Guelph's request to demolish seven detached dwellings on lands owned by the University be approved.

Council Action:

Council is being asked to make a decision on whether to support staff's recommendation to approve the requests for demolition.

BACKGROUND

Applications to demolish the existing detached dwellings at 626, 640, 646, 652 & 660 Gordon Street and 9 & 10 College Crescent have been received by Planning and Building Services.

The subject dwellings are located on lands owned by the University of Guelph, on the east side of Gordon Street, north of Stone Road (see Schedule 1 - Location Map). The property is zoned I.2 (Institutional) which permits, among other uses, the University of Guelph and its directly related operations; Day Care Centre; Group Home; and Accessory Uses. The buildings that are proposed to be demolished are bungalows that were constructed in approximately 1946. None of the buildings are identified on the Municipal Register of Cultural Heritage properties or on the Couling Inventory.

REPORT

The City's Demolition Control By-law was passed under the authority of Section 33 of the *Planning Act*. The By-law is intended to help the City "...retain the existing stock of residential units and former residential buildings in the City of Guelph." Section 33 of the *Planning Act* allows that Council's decision may be appealed by the applicant to the Ontario Municipal Board. In addition, an applicant may appeal if there is no decision within 30 days of filing the application.

As mentioned earlier in this report, the subject buildings are on lands zoned I.2 (Institutional) which allows for the University of Guelph and its directly related operations. The University has developed a Campus Master Plan which "seeks to give the campus a strong sense of identity, well-defined entrances and an easy sense of orientation". The Master Plan proposes to remove these seven buildings to provide a picturesque landscape at the intersection of Stone Road and Gordon Street. The Master Plan indicates that the creation of this landscape entrance area will enhance the University's image and presence at what is considered to be the primary access to the University from the south.

The approval of the demolition applications is recommended as the removal of these buildings is in keeping with the Campus Master Plan for the University of Guelph and further, they are not identified as heritage resources by either the Municipal Register of Cultural Heritage Properties or the Couling Inventory.

Further, the buildings, as detached dwellings, are considered to be legal non-conforming and over time, it is the intention and expectation of the City that non-conforming uses will cease.

The existing buildings are surrounded by trees. The University has stated that tree removal is not intended and that the University's Landscape Advisory Committee will review the request and ensure that trees are saved as part of the demolition process.

CORPORATE STRATEGIC PLAN

Goal 1: An attractive, well-functioning and sustainable city.

FINANCIAL IMPLICATIONS

N/A

DEPARTMENTAL CONSULTATION

None

COMMUNICATIONS

A sign was posted on each of the subject dwellings advising that a demolition permit has been submitted and that interested parties can contact Building Services for additional information.

ATTACHMENTS

Schedule 1 - Location Map

Schedule 2 - Site Photographs

Schedule 3 – Excerpt of University of Guelph Campus Master Plan

Original Signed by:

Prepared By:

Stacey Laughlin

Development and Urban Design Planner

519.837.5616 x2327

stacey.laughlin@guelph.ca

Original Signed by:

Recommended By:

R. Scott Hannah

Manager of Development and
Parks Planning

519.837.5616 x2359

scott.hannah@guelph.ca

Original Signed by:

Recommended By:

James N. Riddell

General Manager

Planning and Building Services

519.837.5616 x2361

jim.riddell@guelph.ca

Original Signed by:

Recommended By:

Janet Laird, Ph.D.

Executive Director

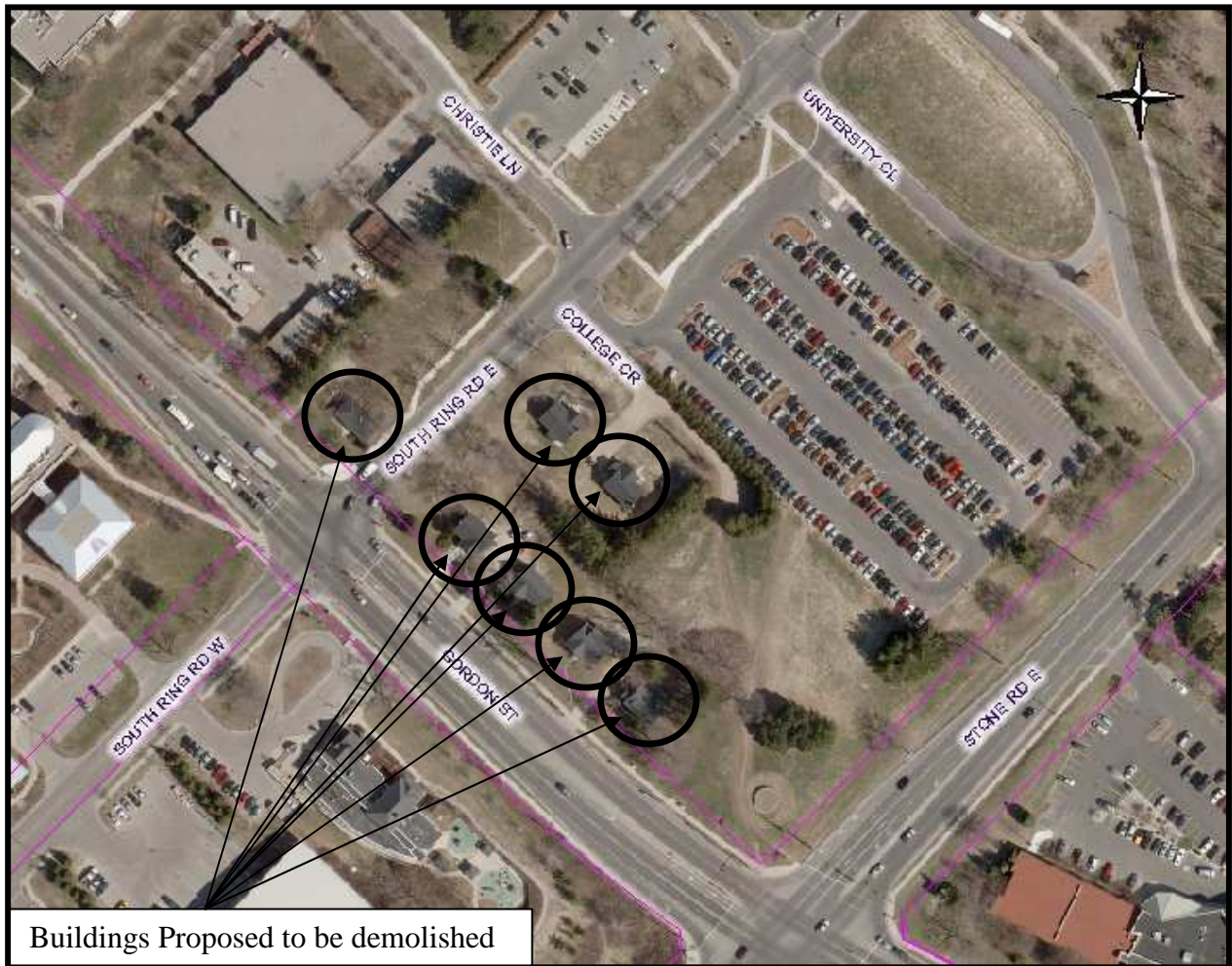
Planning, Engineering &
Environmental Services

519-822-1260 ext. 2237

janet.laird@guelph.ca

T:\Planning\DRAFT REPORTS\2010\10-102 Gordon St College Cres UofG Proposed Demolition (Stacey).docx

SCHEDULE 1 – Location Map

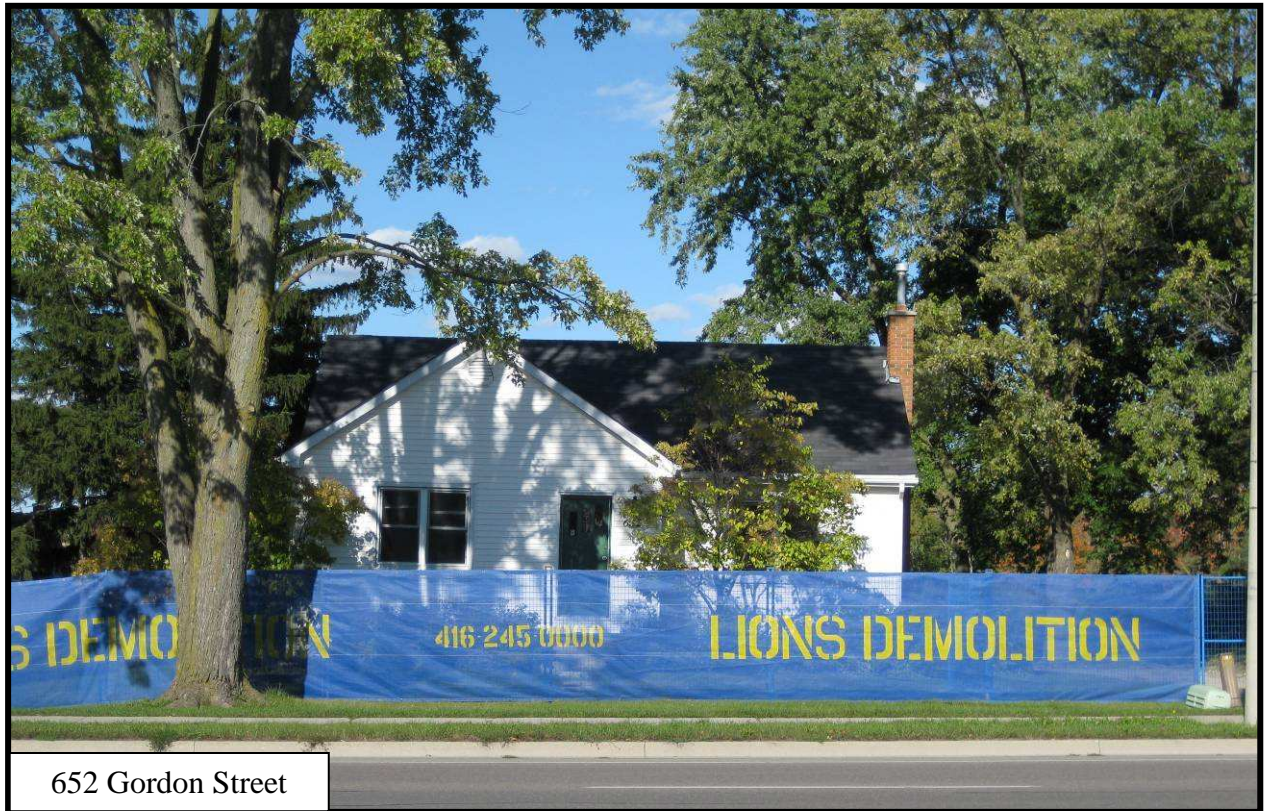


SCHEDULE 2 – Site Photographs (September 2010)

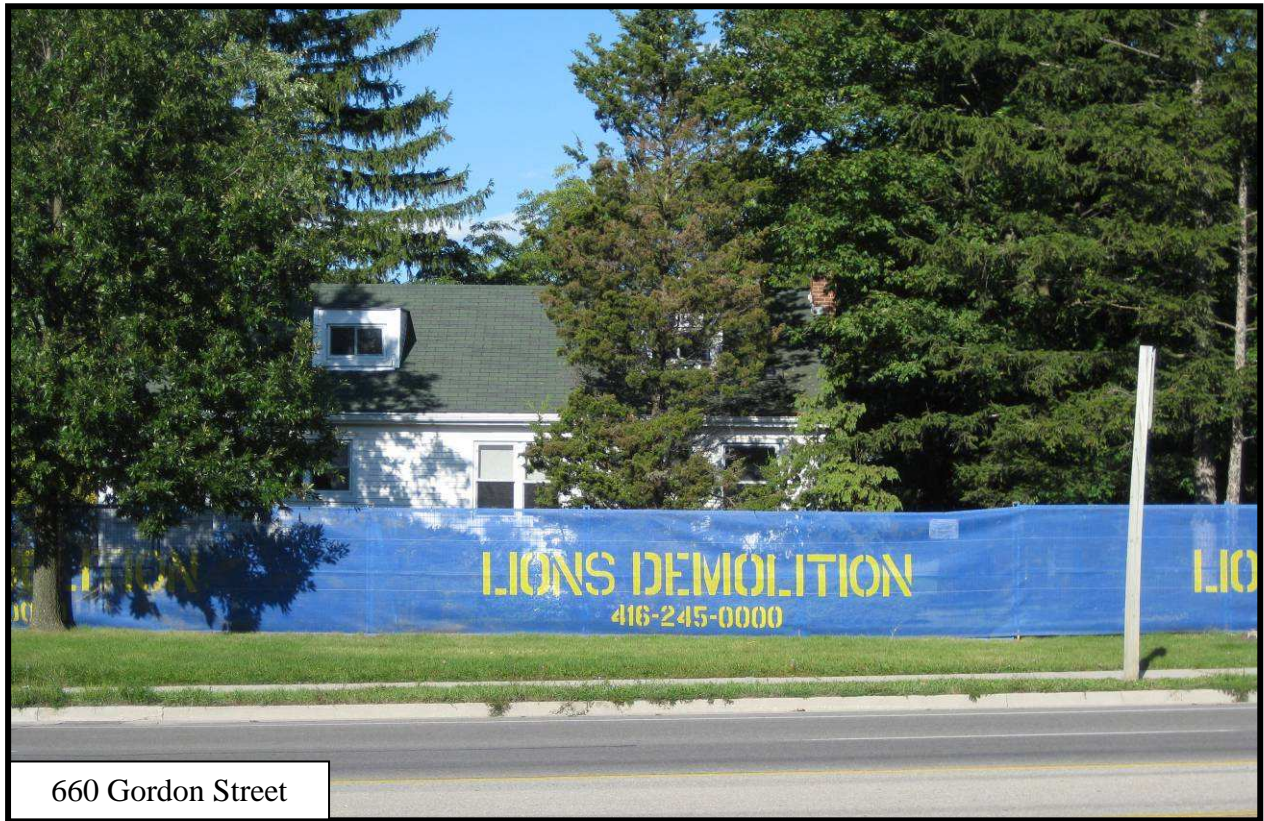




646 Gordon Street



652 Gordon Street



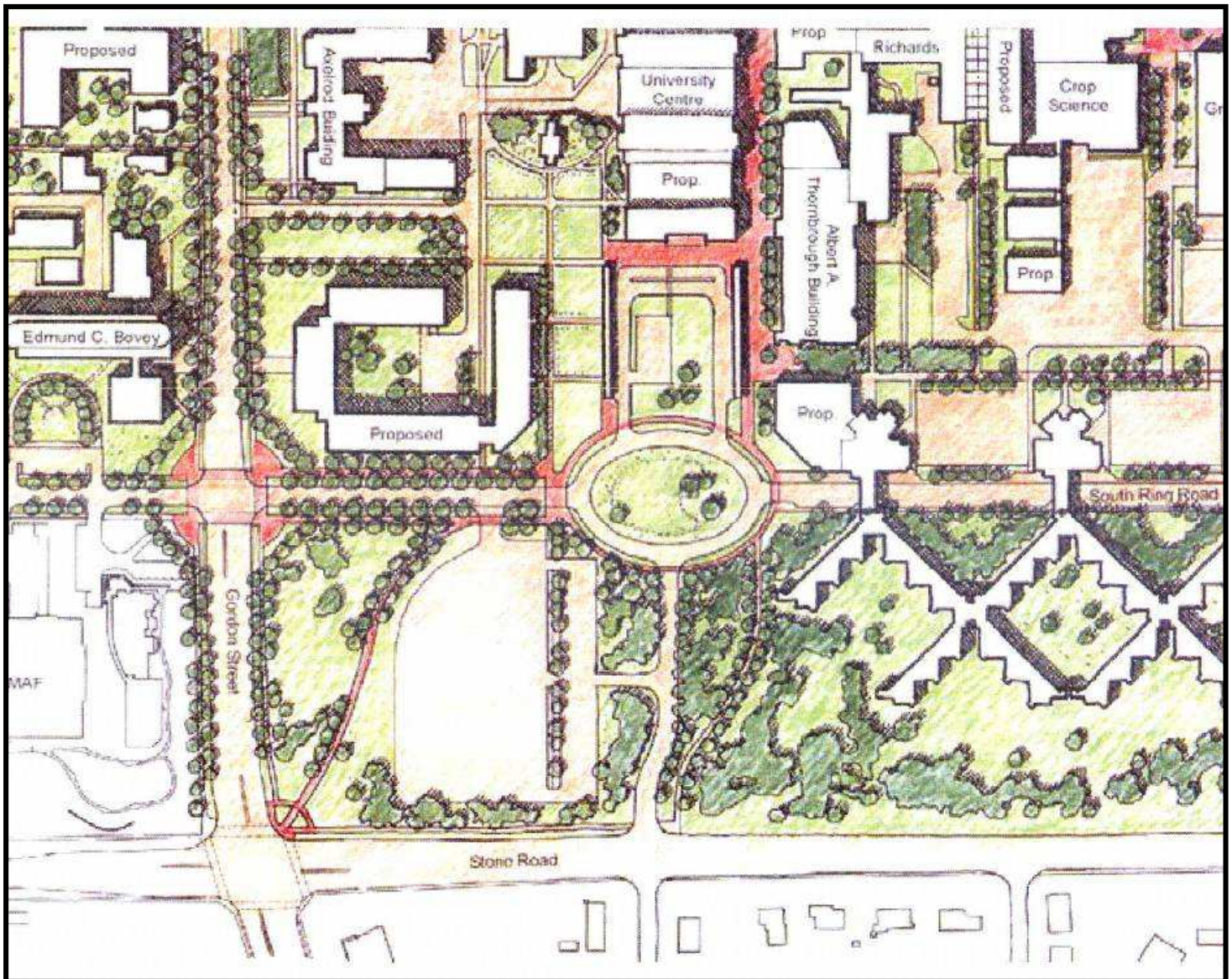
660 Gordon Street



10 College Crescent



SCHEDULE 3 – Excerpt of University of Guelph Campus Master Plan



Rotary Club of Guelph

September 28, 2010

To Guelph City Council:

The Rotary Club of Guelph for the past 10 years has been hosting a new-year's eve party in Riverside Park. Complete with fireworks set off at a time for all ages.

The Guelph Rotary Club again this year is requesting an amendment to your By-laws to allow our club to host a fireworks display in Riverside Park on December 31, 2010 at 8pm for all of the community. The display will be 10 to 15 minutes in length. Speakers will be used for music. Kim Hodgson, Chief Fire Inspector has been notified and is working with our club and our fireworks provider.

Northstar Fireworks Displays is the company which Rotary has hired. They have performed at this location for the past several years and have met all requirements set out by your city staff in the past.

You are all invited with the rest of the city to join us in celebrating the past decade and bringing in the New Year just a little bit early for those of us who can't make it to midnight.

If you have questions please contact Paul Taylor, Sparkles in the Park at 519-822-1271 or e-mail at ptaylor@woodlawnmemorialpark.ca