



A great place to call home
A vibrant downtown

A progressive diversified economy
An appealing attractive city

AGENDA
GUELPH CITY COUNCIL
November 5, 2007 – 7:00 p.m.

- O Canada
- Silent Prayer
- Disclosure of Pecuniary Interest

PUBLIC MEETING
UNDER THE PLANNING ACT

Council is now in a public meeting under the Planning Act to deal with the following matters:

- 1) **264, 348, 408, 452 CRAWLEY ROAD AND 385 MALTBY ROAD WEST:
proposed Draft Plan of Subdivision and Associated Zoning By-law Amendment
(23T-06503/ZC0617) – Ward 6**
 - Staff presentation by Al Hearne
 - Mark Cowie on behalf of Industrial Equities Guelph Corporation
 - Astrid J. Clos, applicant
 - Councillor Susan Fielding, Township of Puslinch
 - Paul Rice
 - Charles Cecile

- 2) **108 FOREST STREET: proposed Official Plan and Zoning By-law Amendment
(OP0604/ZC0616) – Ward 5**
 - Staff presentation by Melissa Castellan
 - Nancy Shoemaker on behalf of the applicant
 - Tom Kriszan
 - Dr. Doug Friars
 - Lloyd Gringham
 - John Campbell
 - Mark Bailey
 - Sarah Lowe
 - Bruce Ryan
 - Unto Kihlanki
 - Daphne Wainman-Wood, on behalf of Old University Neighbourhood Group
 - Mark Sears on behalf of Harcourt Memorial United Church
 - Laura Maxie
 - Peter Gill
 - Ann Lotter

Please bring reports which were previously distributed.

ADJOURNMENT

**264, 348, 408, 452 Crawley Road and
385 Maltby Road West Application**

Township of Puslinch

7404 Wellington Rd. 34, R.R.3, Guelph, Ontario N1H 6H9
Telephone: (519) 763-1226 Fax: (519) 763-5846



October 24, 2007

Via E-mail

City of Guelph
City Hall
59 Carden Street
Guelph, ON

Attention: Lois Giles, City Clerk

Dear Ms. Giles:

**Re: Your File 23T-06503/ZC-0617
264, 348, 408, 452 Crawley Road and 385 Maltby Road West
Industrial Equities Guelph Corporation and
Evelyn F. Milburn and William A. Milburn**

We hereby confirm receipt of the Public Meeting Notice dated October 9, 2007 advising of the meeting to be held on November 5, 2007 with respect to the above-reference application.

Please be advised that the Township Intends to submit comments and concerns with respect to the application but hereby requests an extension of the commenting deadline in order that our technical experts have an opportunity to review the various reports.

Please also be advised that there will be Township Council members attending and commenting at the public meeting on November 5.

Thank you for your co-operation in this matter.

Yours very truly,

A handwritten signature in cursive script, appearing to read 'Brenda Law'.

(Mrs.) Brenda Law, AMCT
CAO/Clerk-Treasurer

BL*hk

cc. Al Hearne – email al.hearne@guelph.ca
Councillor Christine Billings – email Christine.billings@guelph.ca
Councillor Karl Wettstein – email karl.wettstein@guelph.ca
Mr. Paul Rice, 264 Maltby Road West, RR 3 Stn Main, Guelph, ON N1H 6H9

30 October, 2007

City of Guelph
City Hall
59 Carden St.
Guelph, ON
N1H 3A1

Attention: Lois Giles

**Re: Proposed Plan of Subdivision 264, 348, 408 452 Crawley Rd & 385 Maltby Rd.
W. (City of Guelph File 23T-06503/ZC-0617)**

We are in receipt of the Public Meeting Notice dated October 9, 2007 advising of the meeting on November 5, 2007 with respect to the above noted proposed industrial subdivision.

As neighbouring Puslinch residents living along the south side of Maltby Road W., we are submitting these preliminary comments but wish to reserve our right to submit more detailed comments and concerns with respect to the proposed subdivision at a later date. Given that we have had less than three weeks to digest and consult on the revised application, we are requesting an extension of the comment deadline.

We reviewed the original draft plan and associated reports and submitted preliminary comments to the City Planning Department by letters dated 30 April, 2007 (Paul & Gayle Rice) and May 22, 2007 (Bruce & Lisa MacEachern and Family). Subsequent enquiries on our part indicated that a revised proposal would be forthcoming and we suspended our analysis pending receipt of the new proposal. The notice of the Public Meeting received on October 12 and a telephone call on October 29 from the developer are the first and only responses that we have received to date.

Please be advised that we recognize the City's right and desire to develop those lands to our north that are suitable for development. Our request is that development occur in such a manner as to respect the environmental sensitivity of the area, its connection to the much larger complex of Hanlon, Torrance and Mill Creek watersheds and, in such a manner that it respects the existing residential nature of Maltby Road W.

Our interest in this proposed development is as follows;

- Our residential properties are on the south side of Maltby Rd. W., Twp. of Puslinch, to the south-east of the proposed development
- Our properties, and other surrounding properties within both the City and Township contain protected wetlands and mature forested areas which are part of a much larger complex, including those wetlands, forests and other environmentally sensitive areas within the proposed development
- Our properties, as is the proposed development, are on the Paris Moraine, on the northern boundary of the Mill Creek watershed
- The headwaters of McCrimmon Creek, which flow southward to Aberfoyle Creek, are on our properties as well as neighbouring City properties to the north, although we are not sure that the flows are well understood
- The wetlands and forested areas of our properties are fundamental to the quiet enjoyment of our residences and, as such, we try to be good stewards of the land. The health of the

wetlands and forest on our properties are, however, dependent upon the health of similar features on surrounding lands, including the proposed development lands.

We are currently reviewing the new proposal and without forfeiting our right to expand upon the issues after a more detailed analysis, our identified concerns to date are as follows:

Wetlands, woodlots, buffers, and other environmentally sensitive areas

The Hanlon Creek Watershed Study identified the protected areas within the Hanlon Creek Watershed and northern fringes of the Mill Creek Watershed as far south as Maltby Rd. Those recommendations were accepted by the Guelph City Council of the day and reflected in the current zoning (City of Guelph Zoning By-Law Map 71). The protected areas encompass virtually all of the lands on the eastern half the lands proposed for development (Environmental Impact Study (EIS), Appendix X, figure 3.4.2).

The business park proposal appears to have removed from protection much of the linkage area as identified in the Hanlon Creek Watershed study, and proposes to include it in the area to be developed. City Council adopted a motion to provide "an ideal Natural Heritage System within the watershed (including the Upper Reaches of Tributary A and the Paris-Galt-Moffat Moraine), with enhanced linkages, buffers, and natural areas, as well as connections to the Speed River Wetland, the Galt Creek Swamp, the Arkell-Corwhin Wetland, and Torrance Creek, outside the watershed".

No explanation for the significant discrepancy is provided.

When the Hanlon Creek Watershed report was approved by city council (April 18, 1994), one could assume that the city recognized the importance of not only the individual wetlands, and forested areas, but also the connections that these units had to one another. This would include the linkages to our properties and those properties around us. A review of the aerial maps in the EIS and the attached map, Appendix B taken from the EIS, illustrates the larger context.

Paris Moraine recharge areas

There appears to be agreement that preservation of both the quantity and quality of the groundwater recharge is extremely important. Several sources are cited as to the necessity to protect recharge areas, particularly on the moraines.

In fact, Mayor Farbridge along with others including our own mayor, Mayor Whitcombe, and MPP Liz Sandals successfully lobbied the Province to review policies with respect to the Galt-Paris moraine. Councillor Kovach was quoted in the Guelph Mercury as saying "it's important the province looks at this moraine because the actions of other municipalities affect Guelph's water". We only ask that Guelph heed its own advice and proceed with caution. Guelph's current water supply comes from the Speed-Eramosa watershed, but any southward search for additional sources will extend into the Mill Creek Watershed.

Based on these initial concerns, perhaps the development application is premature and should wait until the moraine review is complete.

Moraine recharge important to our properties

The quantity and quality of the recharge is extremely important to our personal health and the health of our property.

The southward groundwater flows from the subject property and from the property to its immediate east (lot 15, rear conc. 7) are fundamentally critical to the health of the wetlands and forest on our properties. In fact, the EIS states that "maintenance of the on-site infiltration will infiltrate wetlands off-site to the south".

Those same groundwater flows are also fundamentally critical to our personal health. We know one of our domestic water wells is located in the shallow aquifer either in the sand and gravel layer beneath the till or a gravel lens.

For our own health and protection, we would expect evidence, supported by appropriate third party experts, that confirms there will be no impact on the quantity and quality of the groundwater as development occurs along Maltby Road. This applies not only to the proposed site, but also adjacent sites to the east and north, as well as any sewer or other work the city may undertake that might negatively impact groundwater levels and our wells. We would also expect mutually agreed benchmarks, on-going monitors, and documented commitments from the City to promptly mitigate and rectify any unforeseen adverse effects.

While there has been some discussion, additional work and exchange of correspondence to examine some of these issues, we are not yet satisfied that the work is complete and the commitments in place.

Habitat and Groundwater Linkages

The Hanlon Creek Watershed Study ignored property boundaries. It examined the whole complex to provide a benchmark for development. The EIS makes reference to the importance of linkages and indeed the need to widen them in some instances. Figure 6 shows two major corridors either side of development Block 1. Disregarding for the moment the fact that Block 1 appears to be in the middle of a protected area under the Hanlon Creek Watershed Study, there are issues with these major corridors.

The easterly corridor is dependent upon adjacent lands, not subject to this rezoning application, to provide much of the corridor. In fact there are wetlands and forested areas on the adjacent lands that are a critical part of the Hanlon and Mill Creek complexes. If the proposed development is going to depend on adjacent lands to provide sufficient corridors and buffers, and if the adjacent lands contain significant features that are part of a larger complex, we are concerned as to how those adjacent lands are going to be protected. This piece-meal approach risks losing important features and function.

We are concerned that action is not being taken now to firmly identify and protect those lands from any development consideration. Habitat and groundwater linkages must be established and protected. Relying upon adjacent lands to provide these corridors is not sufficient. As such, it appears that the accepted results of the study are not being adhered to.

Traffic

The traffic impact study focused primarily on the Hanlon Expressway (Hwy. 6), Southgate, and the intersecting roads at Laird, Clair, and Maltby. Traffic on Maltby east of the proposed Southgate extension was not addressed.

To the immediate south of the proposed development there is currently only one farm residence in Puslinch Township. However, to the immediate east, Maltby is a rural residential road bordered by several residences, both in Puslinch Twp. and in the city.

In response to the initial proposal, we requested additional traffic study information, but this has yet to be provided. The developments currently in progress and those in the future along Southgate from Laird to Maltby will have a cumulative traffic impact on Maltby, between Gordon and the Hanlon Expressway. This impact must be studied.

Road Alignments

Having read the available documentation, there is uncertainty in the proposed road alignment for Southgate and the implications for roads Crawley and Maltby West. There is also insufficient information on possible interim improvements to the Hanlon/Maltby intersection, and long-term plans for connections to the proposed new interchange between Maltby and County Road 34. The absence of information does not allow for a considered discussion as to the appropriateness of proposed road alignments or possible alterations to existing roads.

In addition, if Southgate is extended to Maltby as proposed, and if Maltby has to be upgraded to an industrial standard between Southgate and the Hanlon, as quoted in the study, there are several concerns. For example:

- How will Maltby be upgraded between Southgate and the Hanlon with nil intrusion into the wetlands, including no loss of wetland area, no loss of wetland function and no additional contaminants leeching into the wetlands or groundwater?
- How will industrial and especially truck traffic be directed towards the Hanlon?
- How will the remainder of Maltby east of the proposed Southgate/Maltby intersection be protected, including passive solutions to limit traffic so that the rural residential nature of the road is not compromised?
- How will Southgate ultimately connect to the proposed new Hanlon interchange between Maltby and County Road 34?

See also separate letter regarding Maltby Road W., Appendix A, attached.

Driveway to development Block 1

The original design included a proposal for a road to bisect one of the key buffers and linkages in order to develop an area of about seven hectares identified as Block 1. Ignoring for the moment that most of Block 1 is a linkage area within the Hanlon Creek Watershed Study, a "driveway" directly off Maltby Road with a "possible" future road connection on adjacent lands to the east is now proposed to access this area.

This proposal is of serious concern. This driveway of even greater length directly through the wetlands appears to be far more intrusive than the previously proposed road. The development of this driveway through key environmental lands identified in the developer's plan as linkages between protected wetlands directly violates the consultant's own criteria for buffers.

According to the map provided, even the raw buffer does not allow for access. The draft EIS had included this area as part of the large, continuous wetland corridor to be protected.

The revised proposal also includes a possible road connection to Block 1 from lands to the east. Lands to the east are not subject to this application and any discussion of such a connection is premature.

Given that: 1) much of Block 1 is a linkage area as defined by the Hanlon Creek Watershed Study, 2) that this proposal is suggesting a key linkage corridor exists off the property to the east, and 3) that access to Block 1 is an issue, would it not be best to defer any re-zoning of the lands on the east side of the subject property until such time as a proposal is brought forward regarding

the lands to the east? A more comprehensive view is appropriate in order to make decisions regarding this critical environmental land mass.

We acknowledge that the originally planned roads A and B have been removed and other objections addressed, but this revised proposal leaves many unanswered questions.

Site Plan Issues

There are few specific recommendations with respect to numerous site plan issues, some of which are fundamental to protection of the environment.

For example, there appears to be consensus that distributed storm water recharge facilities will best mimic the existing groundwater recharge. The EIS, page 40, states that "the key consideration for maintenance of water balance in wetlands is maintenance of groundwater levels (via infiltration and spatial locations of infiltration). In order to maintain groundwater levels throughout the site, lot level infiltration will be necessary."

However, it is proposed to locate these facilities after the site has been cleared and leveled. There appears to be no provision for interim infiltration across the site. It also appears that recharge facilities will be constructed after the fact, as there are no protections articulated to ensure that suitable existing, natural infiltration areas will be retained during construction.

A review of the documentation also does not appear to address other environmental consequences of the proposed development and possible negative impacts on the adjacent residential area.

The EIS does recommend strict limitations on salt usage. However, there are many other concerns that are not addressed. Without limiting a list of possible issues, some potential areas of conflict with the residential and rural areas arise: light, noise and odour pollution, orientation of loading docks and outside activities, siting of structures, visual interfaces between the residential and industrial areas, etc.

Specific provisions should be provided to limit light pollution, establish acceptable noise levels at the development boundaries, and orient loading docks and outside activities to the north and west away from the residential areas. All accesses should be either from Southgate or internal Road A – i.e. none from Maltby Road. The area along Maltby should be a combination of virgin natural environment and a well-maintained landscaped buffer.

We believe that key site conditions should be articulated as part of zoning approval or, that an appropriate advisory committee, including citizen participation, be established to work with the city and developer.

Protections must be encoded, especially issues more appropriate to the site design stage and assurances made that resident concerns will be incorporated.

Maple Woodlot

The EIS makes reference to the hardwood bush that "was so extensively cut that its function was essentially destroyed and is beyond effective restoration". This hardwood bush was part of the connecting links designated for protection under the Hanlon Creek Watershed Study and it was part of the connecting link to Wetland G. This destruction, according to the report, occurred in 2006 under previous ownership. However, the property has been under Guelph stewardship since it was annexed from Puslinch in the early 1990's. The apparent lack of stewardship does not inspire confidence in the environmental protection promises of the proposed development.

The revised EIS includes a more detailed study of the remnants of this woodlot and provides a fairly detailed inventory of what is left. The study concludes that it is still not worth rehabilitation. However, this clearly contradicts the report dated February 27, 2007 from the Guelph Field Naturalists, which identifies a passive regeneration of this woodlot as appropriate with the assurance that "provincially and regionally significant plant species will continue to grow". Also the study addressed only the woodlot characteristics; it does not address the importance of the woodlot to the larger context of a well connected complex of wetlands, buffers and linkages as defined by the Hanlon Creek Watershed Study.

As this small woodlot continues to regenerate it will provide significant ecological functions within the business park development.

In conclusion, although we have read the reports, we do not profess to be subject experts. However, as adjacent property-owners and stewards of the environment under our ownership, we have a very real and significant vested interest in the development of these and other lands in south Guelph. We look forward to the opportunity to review additional information, consultation amongst stakeholders, and opportunities to dialogue with subject experts.

Sincerely,

Bruce & Lisa MacEachern,
Stephen & Jeanette Ondercin,
Paul & Gayle Rice.

Residents of Puslinch Township

Attch: Appendices A and B

CC: Mr. Allan Hearne, Planning and Building Services Division
Mayor Karen Farbridge & Members of Council, City of Guelph
Gary Cousins, Director of Planning, County of Wellington Planning Department
Mayor Brad Whitcombe & Members of Council, Township of Puslinch

Appendix A

30 April 2007

City of Guelph
Planning and Building Services Division
59 Carden St.
Guelph, ON
N1H 3A1

Attention: Mr. Allan Hearne, Senior Development Planner

Re: Possible Widening of Maltby Road

In reviewing the material related to the proposed industrial subdivision at the corner of the Hanlon and Maltby Road, I came across the brief comment, "Maltby Rd widening by 5m". The comment was attributed to the City.

As residents of Maltby Road W., we wish to state categorically that we will not accept or agree to any proposal to widen Maltby Rd. West. We will not accept or agree to any proposal to alter its character from its present function as a residential road. This does not preclude reasonable improvements, provided those improvements have no impact on the surrounding environment or alter its fundamental character as a residential road.

The one possible exception might be the stretch of road between the Hanlon and proposed Southgate extension/ Maltby intersection. However, if that precipitates a need or demand by the city to alter the character of all of Maltby West, we will also oppose the extension of Southgate to Maltby. See also our separate letter regarding the proposed industrial subdivision and the need for additional traffic studies to identify the impact on Maltby and its residents.

Maltby is unsuitable for widening for the following reasons:

Maltby West, for approximately two-thirds its length between Gordon and the Hanlon bisects provincially and locally significant wetlands. There is no opportunity to widen the road without gross intrusion into those wetlands.

Maltby West is also bordered by a variety of extensive woodlands from mature mixed hardwoods to silver maple swamps and coniferous plantations.

Maltby West is located on the Paris Moraine very near the divide between the Hanlon Creek and Mill Creek watersheds. The moraine and its associated wetland and woodland complexes are essential groundwater recharge areas and widely accepted as requiring protection.

Maltby West also bisects a very large environmentally sensitive wetland/ woodland complex that extends from north-west in Guelph to south-east in Puslinch along the centre of the seventh concession (existing and former Puslinch). The Hanlon Creek Watershed Study and the city's own zoning of the area on the north side of Maltby confirms these features and need for protection. Materially altering Maltby would have significant negative consequences.

The other major issue here is one of trust and fairness. As residents of Puslinch, we took a keen interest in the City's request for additional lands in the early 1990's. We listened to the City's arguments with an open mind and in the end we reluctantly accepted the loss of a part of Puslinch when the City annexed the lands. We did not oppose the annexation, on the understanding that Guelph would service the lands between Clair Rd. and Maltby Rd. (then Puslinch Sideroad 15) with its own internal road network. We did not oppose the annexation on

the understanding that Guelph would respect the Puslinch residents who lived along the new boundary roads and would, despite development on the annexed lands, minimize any negative impacts on those residents. And, we did not oppose the annexation on the clear understanding that the City would not attempt to annex a further strip of land in order to further widen Maltby and negatively impact our residential properties.

We were fair with the City and we only ask that the City honour its agreement and be fair with us, your closest neighbours.

Sincerely,

Paul & Gayle Rice

CC: Gary Cousins, County of Wellington Planning Department
Mayor Brad Whitcombe & Members of Council, Township of Puslinch
Mayor Karen Farbridge & Members of Council, City of Guelph
Residents of Puslinch Twp. on Maltby Rd. W.

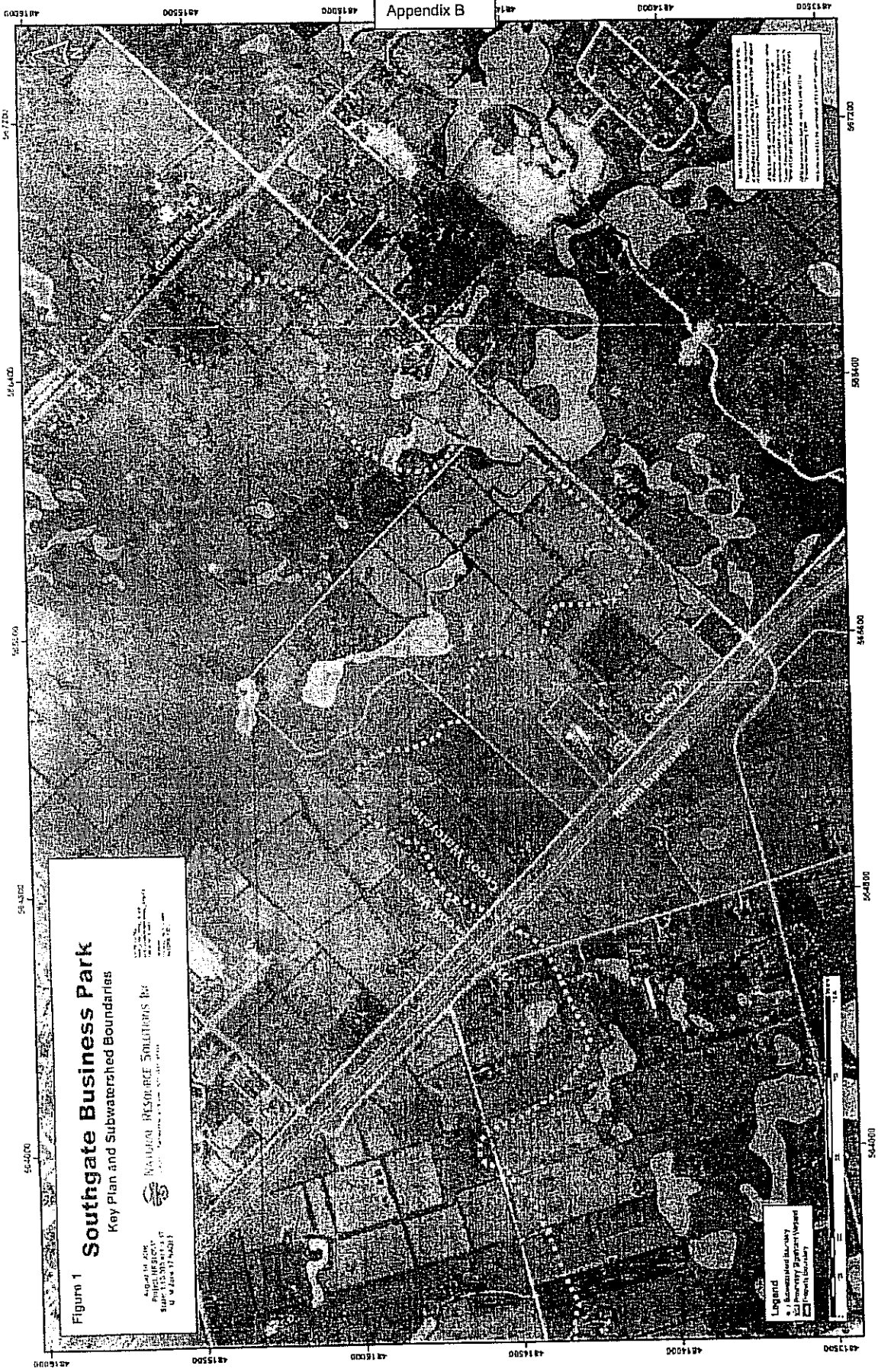


Figure 1
Southgate Business Park
Key Plan and Subwatershed Boundaries

August 10, 2016
Scale: 1:10,000
U. N. June 17, 2015

NATUREAL RESOURCE SOLUTIONS, INC.
10000 Southgate Blvd., Suite 100
Dallas, TX 75242
Phone: 972.440.1234
www.nrsolutions.com

Legend
Key Plan Boundary
Property Boundary
Subwatershed Boundary



10000_Southgate_Business_Park.mxd



**COMMUNITY DESIGN AND DEVELOPMENT
SERVICES**

TO: Council

DATE: 2007/11/05

SUBJECT: Draft Plan of Subdivision and associated Zoning By-law Amendment to allow an Industrial Subdivision - (File 23T-06503 / ZC-0617) Ward 6.

RECOMMENDATION:

“THAT Report 07- 97 dated November 5, 2007 regarding a Proposed Draft Plan of Subdivision and associated Zoning By-law Amendment to allow an Industrial Subdivision applying to property municipally known as 264, 348, 408, 452 Crawley Road and 385 Maltby Road West, City of Guelph, from Community Design and Development Services BE RECEIVED.”

SUMMARY;

This report provides information on a subdivision and rezoning application from Astrid Clos, Planning Consultant on behalf of Industrial Equities Guelph Corporation and Evelyn F. Milburn and William A. Milburn.

BACKGROUND:

This application applies to lands located at the north east corner of Crawley Road and Maltby Road, legally described as Part of Lots 13, 14, and 15, Concession 7, formerly Township of Puslinch, City of Guelph. The application was received on December 5, 2006 and deemed to be complete on January 5, 2007. The original Notice of Application was circulated on January 22, 2007 for comments and a revised application was received on July 26, 2007.

Location

The lands affected by the application are located at the proposed southerly extension of Southgate Drive, north of Maltby Road West and east of the Hanlon Expressway (Highway No. 6) and Crawley Road (see **Schedule 1** Location Map & Municipal Address Map).

The subject lands have a total site area of 87.58 hectares (216.32 acres). The surrounding lands to the north and northwest are currently being developed for industrial and warehouse land uses. The Township of Puslinch is located beyond the City's municipal boundary to the west and south of the subject site.

Official Plan Designation

The lands are designated "Industrial", "Core Greenlands" and "Non-Core Greenlands Overlay" on Schedule 1 of the City's Official Plan. Schedule 2 identifies "Provincially Significant Wetlands" and "Other Natural Heritage Features" applying to the site. The Industrial designation promotes industrial uses, warehousing, laboratories, data processing, research and development including other uses listed in Section 7.7 of the Plan (attached in **Schedule 2**).

Existing Zoning

The subject lands are presently in the UR (Urban Reserve) Zone, the P.1 (Conservation Land) Zone, the WL (Wetland) Zone and the Specialized Industrial B.2 (H11) Holding Zone. Overlays applying to the subject property include the "Lands Adjacent to Provincially Significant Wetlands" overlay and the "Lands with one of the following: Locally Significant Wetlands, Significant Woodlots, Natural Corridor, or Linkage" overlay, as shown in the City of Guelph Zoning By-law (See **Schedule 3**).

REPORT:

Description of Proposed Plan of Subdivision

The owners have asked to subdivide the subject property in accordance with the draft plan of subdivision attached in **Schedule 4**. The proposed subdivision will create three large blocks for industrial development, four blocks for the protection of environmental features, one storm water management block, one sanitary pumping station block, roads and two road widening blocks along Crawley Road. The lands would be subdivided according to the land use blocks and area breakdown identified in **Schedule 4**.

Description of Proposed Zoning Bylaw Amendment

To implement the proposed draft plan of subdivision, the owners are proposing to amend the zoning to include two new Specialized Industrial B.3 Zones. These two new zones would include the Specialized B.3- _ Zone on Blocks 1 and 2 permitting mainly manufacturing and warehouse uses and the Specialized *B.3- _ Zone on Block 3. The Specialized *B.3- _ Zone proposed on Block 3 includes a list of uses that are intended to assist in the reuse of the stone heritage house located at 264 Crawley Road to the north of the site, to potentially allow the relocation of the building to a site within Block 3 of the proposed subdivision. Specialized parking provisions applying to manufacturing and malls are also proposed in both new Specialized B.3 zones. The proposed zoning also requests changes to the existing Conservation Land P.1 Zone and Wetland WL Zone boundaries. The proposed zoning schedule for this industrial park development is shown in **Schedule 5**.

In support of this application, the applicant has submitted an Environmental Impact Study (revised July 2007), a Preliminary Engineering Design Report (revised July 2007), a Hydrogeological Study Report and a Traffic Impact Study.

Staff Review

The review of this application will address the following issues:

- Review criteria outlined in Section 51(24) of The Planning Act (subdivision control).
- Evaluation of the proposal against the 'Industrial' policies of the Official Plan.
- Review and assessment of the Environmental Impact Study including the need for more field assessment work addressing wetlands, buffers, corridors and linkages.
- Should the wooded area already zoned P.1 for conservation and protection be developed?
- Review of the Stormwater Management Strategy, Servicing and Hydrogeological Reports considering water quality and quantity, infiltration and recharge, and the proposed sanitary pumping station and forcemain.
- Impact of the development on the Galt-Paris Moraine and impacts on groundwater.
- Review the proposal against the Clean Water Act.
- Consideration of the future servicing and access of adjacent existing properties and developments in light of future road closings based on MTO Hanlon Expressway upgrades.
- Assessment of the Traffic Report.
- Review of the proposed Zoning.
- Assess the degree of improvements needed to upgrade Maltby Road and the impact on the Maltby Road residents in the vicinity of the application.

Correspondence from key agencies and property owners received to date is attached in **Schedule 6**.

Once the application is analyzed and all issues are addressed, a report from Community Design and Development Services with a recommendation for refusal or approval 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.

*Economic Opportunity Goal #3: A diverse and prosperous local economy.

*Natural Environment Goal #6: A leader in conservation and resource protection/enhancement.

FINANCIAL IMPLICATIONS:

Financial implications will be reported in the future Community Design and Development Services recommendation report to Council.

COMMUNICATIONS:

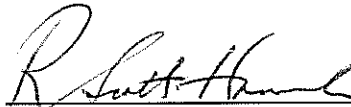
The original Notice of Application was mailed January 22, 2007 and the Notice of Application and Public Meeting for the revised proposal was mailed and advertised in the Guelph Tribune on October 12, 2007.

ATTACHMENTS:

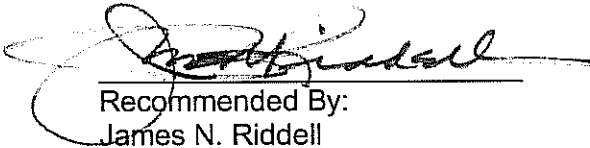
- Schedule 1 – Location Map & Municipal Address Map
- Schedule 2 – Official Plan Policies
- Schedule 3 – Existing Zoning
- Schedule 4 – Southgate Draft Plan of Industrial Subdivision
- Schedule 5 – Proposed Rezoning
- Schedule 6 – Key Agency and Property Owner's Correspondence to date



Prepared By:
Allan C. Hearne
Senior Development Planner
519 837-5616, ext. 2362
al.hearne@guelph.ca



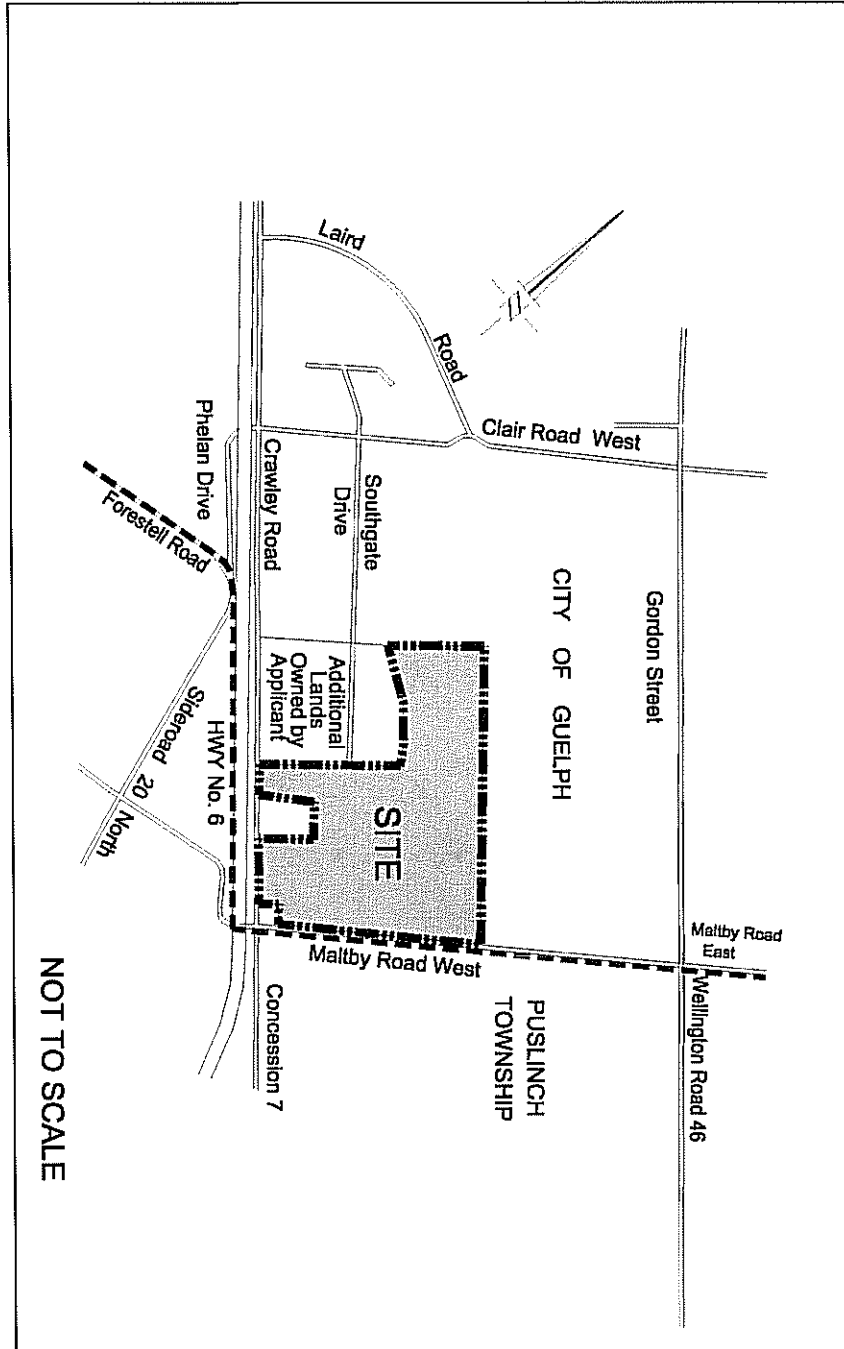
Recommended By:
R. Scott Hannah
Manager of Development and Parks
Planning
519 837-5616, ext. 2359
scott.hannah@guelph.ca

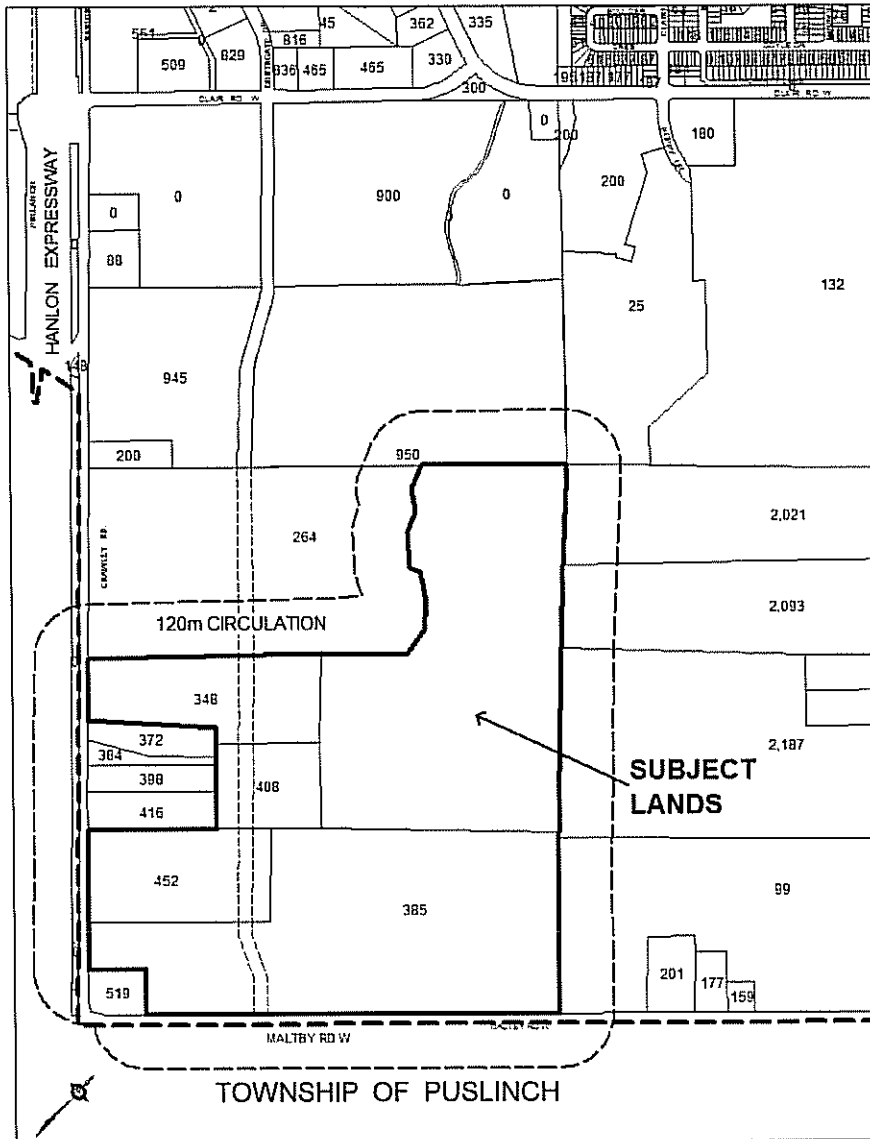


Recommended By:
James N. Riddell
Director of Community Design
and Development Services
519 837- 5616, ext. 2361
jim.riddell@guelph.ca

N:\data\word\documents\Southgate Industrial Subdivision\NEW Council Info Rpt Southgate Industrial
Revised Nov.5.07.doc

SCHEDULE 1
Location Map & Municipal Address Map





SCHEDULE 2 Guelph Official Plan Policies

7.7 Industrial

Objectives

- a) To ensure sufficient serviced industrial land to attract a diversified range of industrial activities.
- b) To ensure efficient utilization of existing industrial land and promote redevelopment of under-utilized, or obsolete sites.
- c) To recognize and provide for the needs of, and facilitate the establishment of small-scale industries, incubator-type establishments, and the expansion of existing industries.
- d) To maintain adequate standards to ensure attractive industrial developments.
- e) To minimize the journey-to-work trips within the community.
- f) To prevent the establishment of offensive trades and nuisances that will hinder the orderly development of the community and be detrimental to the environment in accordance with policy 7.1.5.

General Policies

7.7.1 Within areas designated as 'Industrial' on Schedule 1 of this Plan, the following land uses shall be permitted:

- a) Industrial uses including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials;
- b) Warehousing and bulk storage of goods;
- c) Laboratories;
- d) Computer and data processing;
- e) Research and development facilities;
- f) Printing, publishing and broadcasting facilities;
- g) Repair and servicing operations;
- h) Transportation terminals;
- i) Contractors' yards;
- j) Complementary uses (such as corporate offices, open space and recreation facilities, public and institutional uses and utilities) which do not detract from, and which are compatible with, the development and operation of industrial uses.

7.7.2 Complementary uses, as outlined in policy 7.7.1(j), may be permitted within the 'Industrial' designation by *Zoning By-law* amendment. The adequacy of municipal services to support the proposed complementary uses will be considered as a component of the zone change request.

7.7.3 Generally, commercial uses will not be permitted within areas designated as 'Industrial'. Factory sales outlets will be permitted as an accessory use, provided that only those items that are substantially manufactured or assembled on site are sold. The sales outlet must be entirely located on the site in which the items for sale are manufactured or assembled.

7.7.4 Legally-existing industrial establishments not located within areas designated 'Industrial' on Schedule 1 of this Plan shall be recognized as legal conforming uses, subject to the zoning Provisions in effect at the time of passing of this Plan. When these industries require expansion or the site is to be redeveloped for another land use activity, these industrial establishments will be encouraged to relocate into one of the designated industrial areas of the city.

7.7.5 It is the policy of the City to maintain a high standard of industrial development.

1. In order to encourage the development of attractive *industrial* areas, and to preserve sites along arterial roads for those industries that desire or require visibility, the City will pursue the following:
 - a) Direct such uses as contractors' yards, repair and servicing operations, transportation terminals and utility yards to locate along local or collector roads that are not located within an *industrial park*;
 - b) Maintain higher development standards along arterial roads or within an industrial park for such matters as: parking, loading areas, outside storage, landscaping, buffer strips and setback requirements; and
 - c) Recognize a variety of categories of industrial zones in the Zoning Bylaw.

- 7.7.6 The City shall ensure an adequate supply and variety of serviced industrial land to meet the requirements of industrial development.
 1. The City will continue to purchase, develop, and market lands for industrial use.
 2. The City will continue to provide a variety of industrial activity locations in the various geographic sectors of Guelph in order to minimize journey to-work trips.

- 7.7.7 Where industrial and residential (or other sensitive) uses are proposed in proximity to one another, the City, will use Ministry of the Environment guidelines, to require appropriate planning/land use regulatory measures that will promote compatibility between these two land use types. Measures that can assist in creating compatible environmental conditions for these basic land uses may include but not be limited to the requirement for minimum separation distances, sound proofing measures, odour and particulate capture devices.
 1. Industrial land within the Hanlon Creek Business Park (lands located to the west of the Hanlon Expressway and in proximity to Laird Road) will be subject to the following land use compatibility considerations. Where a development application is proposed which would permit industrial and residential (or other sensitive uses) to be located in proximity to one another and may have an adverse effect, the City may require that one or more of the following measures be used to promote land use compatibility;
 - a) Require that the Ministry of the Environment Guidelines be applied to encourage adequate separation distances.
 - b) Require that a noise evaluation study be prepared, in compliance with the Ministry of the Environment Guidelines, by a recognized acoustical consultant. This study will be prepared to the satisfaction of the City. Where appropriate, noise mitigation measures and warning clauses will be included in the recommendations.
 - c) Require that appropriate conditions of development approval be imposed to mitigate identified compatibility issues.
 - d) Include appropriate regulations in the implementing Zoning By-law. These regulations may include but are not limited to, minimum building setbacks, maximum building heights, loading space locations, garbage, refuse and composting facility locations, outdoor storage locations, requirements for buffer strips, fencing and berms.
 - e) Impose a Holding Zone to ensure that conditions encouraging land use compatibility are implemented.

- 7.7.8 Within areas designated as 'Industrial' on Schedule 1 of this Plan, there are a number of properties that have existing zoning, which permits a variety of commercially oriented uses. Although the presence of these commercial uses is not in keeping with the policies of this Plan, the City will recognize these existing zoning anomalies at the time of the passing of this Official Plan, and will zone these properties accordingly in the implementing Zoning By-law.

7.13 Greenlands System

The Greenlands System represents a planning framework which recognizes that *natural heritage features* and their associated landscapes need to be considered in a holistic

manner in order to provide a comprehensive and integrated approach for conservation and enhancement.

The Greenlands System is intended to include those *features* and areas which, are part of the City's *natural heritage* as well as areas in which *natural hazards* may pose a threat to public safety. These often inter-related areas include:

- wetlands;
- forestry resources;
- streams and valleys;
- ponds;
- areas of natural and scientific interest;
- fish, wildlife and plant habitats;
- flood plains and hazard lands;
- habitat areas for endangered and threatened species.

Objectives

- a) To outline a comprehensive natural heritage system – Greenlands - containing landscapes, resources and *ecological functions* that are essential to environmental and public health in the City.
- b) To recognize the many important and inter-related *functions* of our natural environmental system, and to encourage its protection and enhancement.
- c) To provide for the careful conservation of our land, animal, plant, water and air resources to provide a healthy, prosperous and enjoyable community.
- d) To include within the system those certain parts of the City including *flood plains* and areas of steep slopes, erosion hazards and unstable soils that may pose safety and property damage constraints to people and their activities.
- e) To acknowledge that the system also has a spiritual value providing visual pleasure, tranquility, recreation and renewal, essential to human health and well being.
- f) To acknowledge that the system has an economic value related to tourism, recreation and community vision, which is sustainable if properly managed.

Core Greenlands

7.13.1 The 'Core Greenlands' land use designation recognizes areas of the Greenlands System which have greater sensitivity or *significance*. The following *natural heritage feature* areas have been included in the 'Core Greenlands' designation of Schedule 1: *provincially significant wetlands*, the *significant* portion of habitat **City of Guelph Official Plan 2001 Page 142**

November 2006 Consolidation

of *threatened and endangered species*, and the *significant areas of natural and scientific interest (ANSI)*. *Natural hazard lands* including steep slopes, erosion hazard lands and unstable soils may also be associated with the 'Core Greenlands' areas. In addition, the *floodways* of rivers, streams and creeks are found within the 'Core Greenlands' designation.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
 2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.
- 7.13.2 The *natural heritage features* contained within the 'Core Greenlands' designation are to be protected for the *ecological* value and *function*. *Development* is not permitted within this designation. Uses that are permitted include conservation activities, open space and passive recreational pursuits that do not *negatively impact* on the *natural heritage features* or their associated *ecological functions*.

7.13.3 The *natural heritage features* contained within the 'Core Greenlands' designation

are outlined on Schedule 2 of this Plan. Where a *development* proposal is made on *adjacent lands* to these *natural heritage features*, the proponent is responsible for completing an environmental impact study in accordance with the provisions of subsection 6.3 of this Plan. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of *natural heritage features* within the 'Core Greenlands' designation as part of such an environmental impact study.

7.13.4 In implementing the Greenlands System provisions of this Plan, 'Core Greenland' areas shall be placed in a restrictive land use category of the implementing *Zoning By-law*, which prohibits *development* except as may be necessary for the on-going management or maintenance of the natural environment.

Non-Core Greenlands Overlay

7.13.5 The lands associated with the Non-Core Greenlands overlay on Schedule 1 may contain *natural heritage features*, *natural feature adjacent lands* and *natural hazard lands* that should be afforded protection from *development*. The following *natural features* and their associated *adjacent lands* are found within the Non-Core Greenlands area: *fish habitat*, *locally significant wetlands*, *significant woodlands*, *significant environmental corridors and ecological linkages*, *significant wildlife habitat*. In many instances these *natural features* also have *hazards* associated with them which serve as development constraints.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.

2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.

7.13.6 *Development* may occur on lands associated with the Non-Core Greenlands overlay consistent with the underlying land use designation in instances where an environmental impact study has been completed as required by subsection

City of Guelph Official Plan 2001 Page 143

November 2006 Consolidation

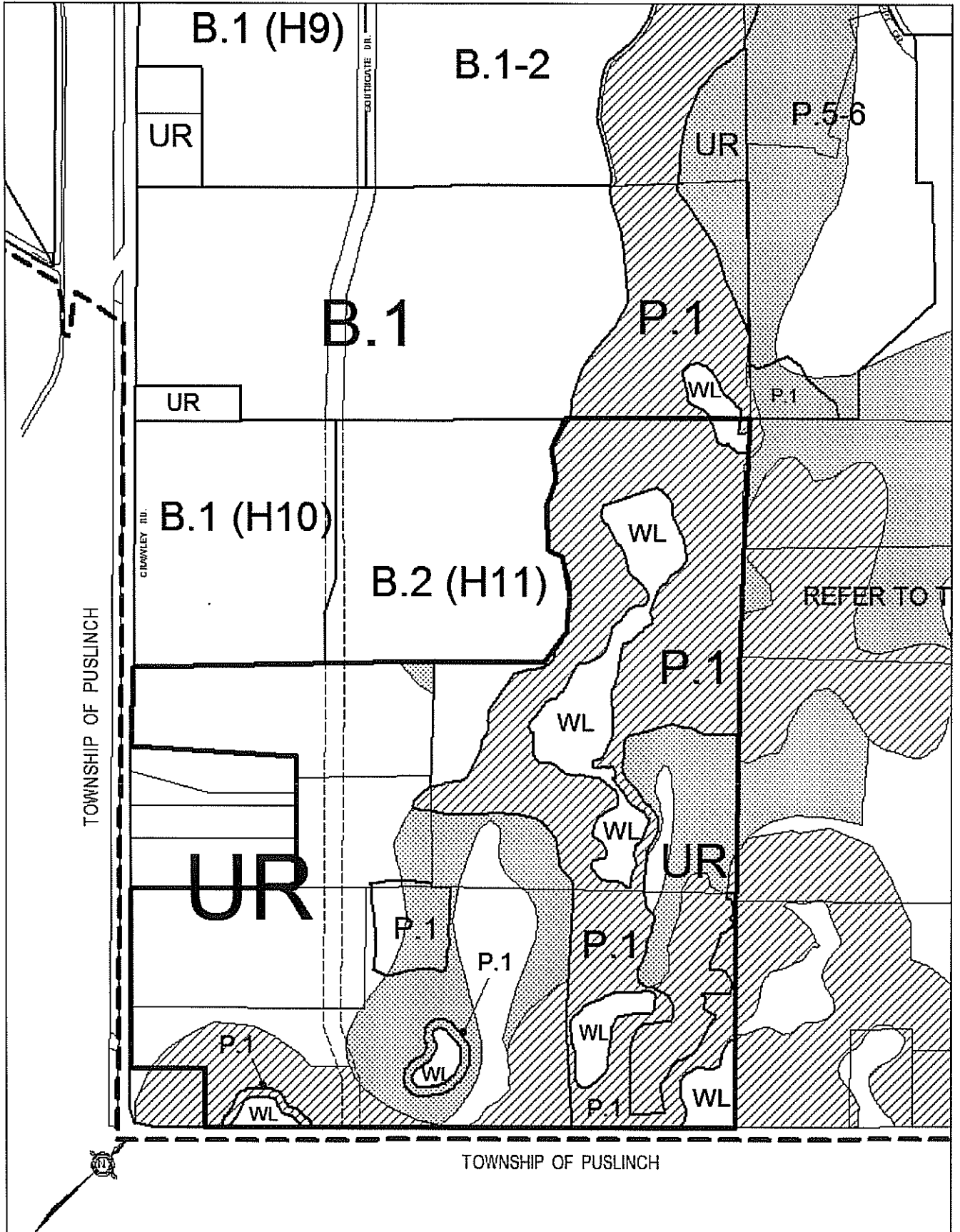
6.3 of this Plan, and it can be demonstrated that no *negative impacts* will occur on the *natural features* or the *ecological functions* which may be associated with the area. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of any identified *natural heritage feature* as part of such environmental impact study.

7.13.7 It is intended that the *natural heritage features* associated with the Non-Core Greenlands overlay are to be protected for their *ecological value* and *function*.

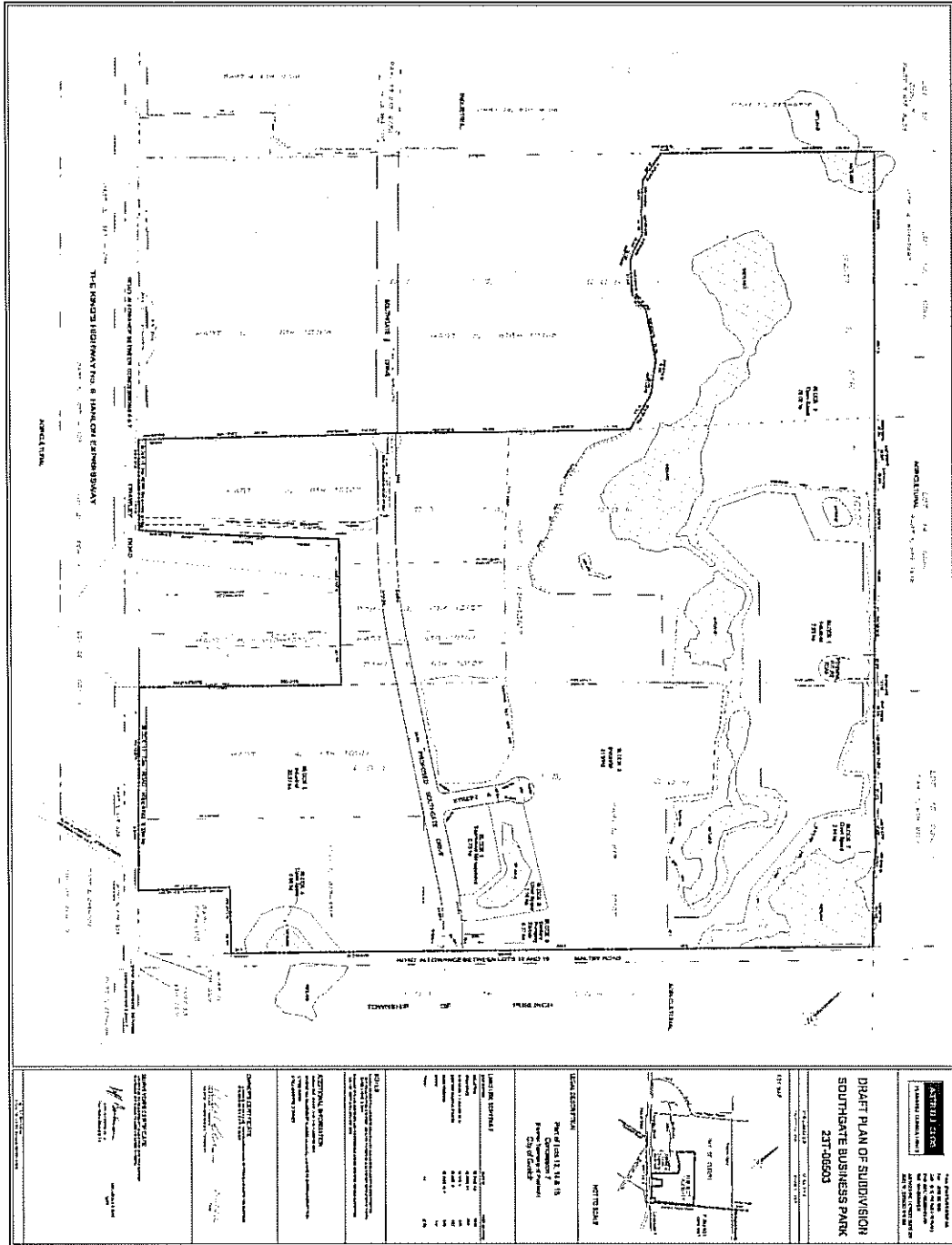
The implementing *Zoning By-law* will be used to achieve this objective by placing such delineated features from an approved environmental impact study in a restrictive land use zoning category.

7.13.8 *Development* may occur on lands associated with the Non-Core Greenlands overlay where the matters associated with *hazard lands* as noted in Section 5 can be safely addressed. In addition, *development* within the *flood fringe* areas of the Two Zone Flood Plain will be guided by the policies of subsection 7.14.

**SCHEDULE 3
Existing Zoning**

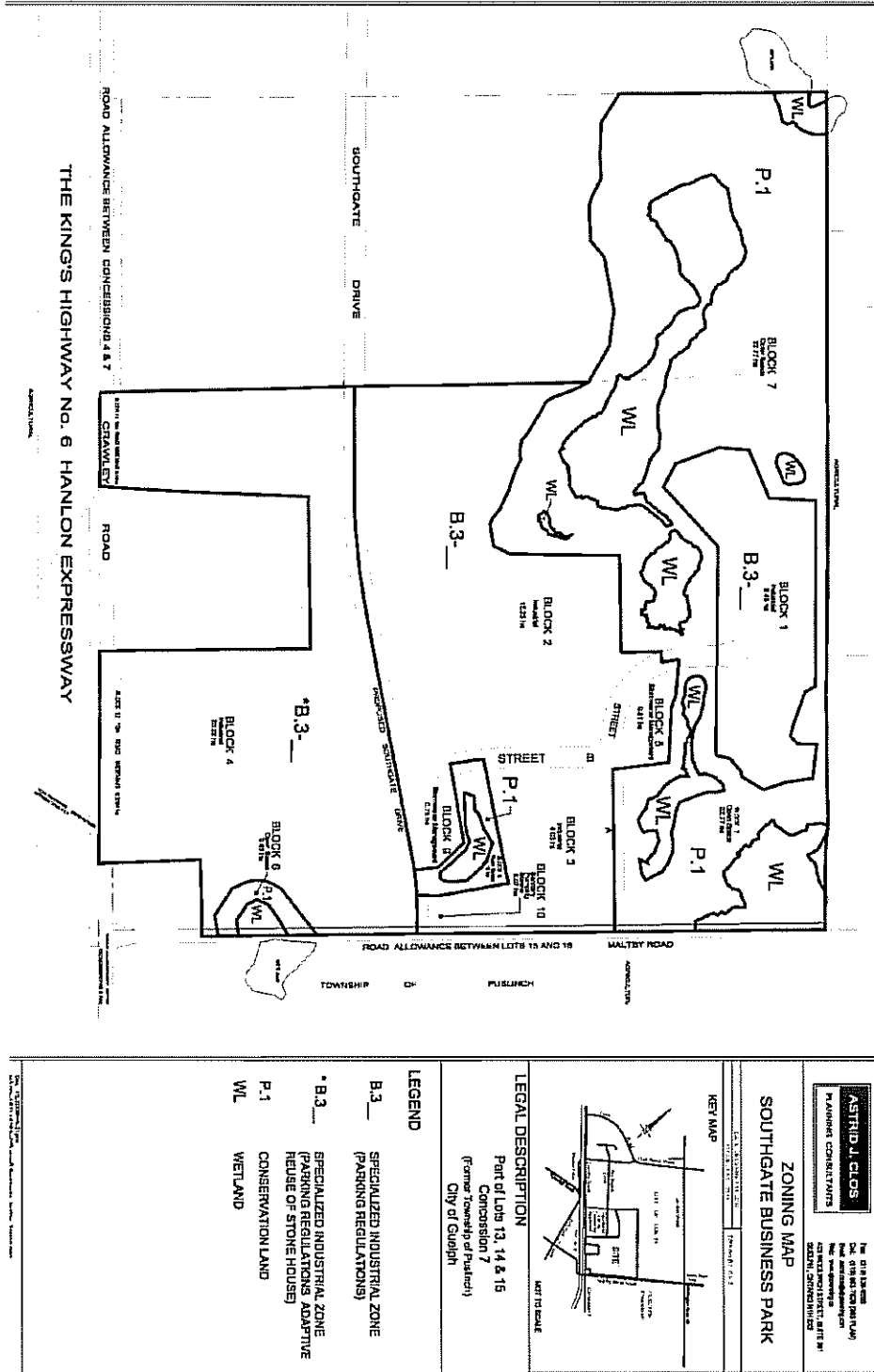


SCHEDULE 4 Southgate Draft Plan of Industrial Subdivision



Description	Blocks	Area (hectares)
Industrial	1-3	49.99
Open Space	4-7	33.81
Stormwater Management	8	0.78
Sanitary Pumping Station	9	0.07
Road Widening	10, 11	0.47
Roads		2.47
Total	11	87.58

SCHEDULE 5 Proposed Rezoning



The two proposed Specialized B.3 Zones would be created as follows:

Specialized B.3- _ Zone on Blocks 1 to 3

Permitted Uses

7.1.2 Manufacturing
Warehouse

7.1.2.1 Office, Factory Sales Outlet, fleet servicing area and other Accessory Uses are permitted provided that such Use is subordinate, incidental and exclusively devoted to a permitted Use listed in Section 7.1.2 and provided that such Use complies with Section 4.23.

Temporary Uses including Agriculture (Vegetation Based), Outdoor Sportsfield Facilities and driving range.

Malls

All Uses listed in Section 7.1.2 and the following:

Catering Service
Cleaning Establishment
Commercial Entertainment/Recreation Centre (excluding movie theatres, bowling alleys and roller rinks)
Commercial School
Computer Establishment
Financial Establishment
Industrial or construction equipment rental or sales firm
Office
Office Supply
Personal Service Establishment
Photofinishing Place
Print Shop
Repair Service
Research Establishment
Restaurant
Tradesperson's Shop
Vehicle Specialty Repair Shop

**Specialized *B.3- _ Zone on Block 4
to accommodate the possible re-location of the stone heritage house from 264
Crawley Road**

Permitted Uses

Catering Service

Club
Commercial School
Computer Establishment
Convenience Store
Dry Cleaning Outlet
Mall
Manufacturing
Warehouse
Research Establishment
Museum
Office
Office Supply
Personal Service Establishment
Print Shop
Public Hall
Restaurant
Tavern
Veterinary Service

Regulations for both Industrial Zones

All B.3 Zone regulations as outlined in Section 7.3 of the Bylaw shall apply, with the following modification:

For 'manufacturing' and 'malls', the following parking requirements shall apply:

- 1 parking space per 50 square metres up to 1,000 square metres of gross floor area.
- 1 parking space per 100 square metres between 1,000 squaremetres and 5,000 squaremetres of gross floor area, and
- 1 parking space per 150 square metres over 5,000 square metres of gross floor area.

Wetlands

WL (Wetland) Zone

All Other Non-developable lands

P.1 (Conservation Land) Zone

SCHEDULE 6
Key Agency and Property Owner's Correspondence to date



File No. 16.131.001

To: Al Heame
From: Rajan Philips
Department: Community Design and Development Services Division: Engineering
Date: March 29, 2007
Subject: Draft Plan of Subdivision and ZC Application – 264, 348, 408, 452, Crawley Road and 385 Maltby Road (File 23T-06503 / ZC-0617)

The following are preliminary comments in regard to the above-noted application based on existing information and the reports submitted by the applicant. We have no objection to the ZC request. Engineering conditions for draft plan approval are not included herein as there are a number of issues to be resolved before we get to that stage.

1. Provincial / Municipal Road Infrastructure and Access Issues

- The proposed development requires (a) the extension of Southgate Drive to Maltby Road; (b) upgrading of Maltby Drive as a two lane roadway from the Hanlon Expressway to the easterly limit of the subject land; and (c) interim improvements to the Hanlon/Maltby intersection including traffic signals and auxiliary turn lanes as required.
- The cost of these improvements will be the responsibility of the developer.
- The Hanlon/Maltby intersection is within Provincial jurisdiction and all aspects of its interim improvements will have to meet MTO's review and approval processes.
- In the long term, the at-grade intersection at Hanlon/Maltby will be closed and Maltby grade-separated as the Hanlon Expressway is upgraded to a freeway. The expectation is that the closure of this intersection will coincide with the completion of a future interchange on the Hanlon to the south of Maltby, but this is subject to confirmation by MTO.
- MTO has already indicated that Crawley Road will have to be closed at Maltby Road if and when the Hanlon/Maltby intersection is signalized on an interim basis. This will create access problems for existing properties on Crawley Road. The proposed subdivision will have to address this issue by providing alternative access to these properties.

Memo



- Improvements to Maltby Road will require property along the subject lands frontage, and the OP stipulates a 5 metre requirement. The draft Plan should be revised to include this property requirement along with 0.3 m reserve as appropriate.
- Comments on internal road geometry will be provided separately.

2. Municipal Services

The Preliminary Engineering Design Report submitted in support of this application proposes the following to extend municipal services to the subject lands:

- Extend the existing sanitary sewer on Southgate Drive as a gravity main up to 700 m from the terminus of the existing 450 mm main. Provide a new gravity main south of this point to a proposed sanitary pumping station and provide a forcemain to connect to the northerly gravity main.
- Extend the existing Southgate Dr (400 mm) and Crawley Rd (300 mm) watermains and loop them along Maltby Road (300 mm). Install 200 mm watermain on internal roads complete with further looping (300 mm) along Maltby Road.

Our preliminary comments on these proposals are as follows:

- The cost of the proposed service extensions including the pumping station (including the subsequent operation and maintenance of the SPS) will be the responsibility of the developer.
- The zoning for the block of land (# 10) where SPS is to be located should be clarified.
- Provision should be made by the developer to enable municipal service connections to existing properties on Crawley Road.
- The approval of development on these lands will be subject to the completion of water supply storage facilities in South Guelph.

3. Stormwater Management

The proposed SWM system identifies two municipally-owned ponds and is based on subsequent site-specific SWM by each individual development parcel. Although this approach is consistent with previous practice in the Hanlon industrial lands, concerns have been raised by GRCA in regard to its application in the proposed subdivision. At this stage, we would ask the applicant to indicate how these concerns will be addressed both in regard to an overall SWM Plan for the subdivision and in proposing measures to ensure that SWM in individual developments parcels will conform to the overall plan.

ENVIRONMENTAL ADVISORY COMMITTEE
WEDNESDAY, APRIL 11TH 2007 AT 7:00 P.M.

COUNCIL COMMITTEE ROOM C
MINUTES

Present: J. Ford (Chair) S. Robertson
P. Smith G. Dias
S. Barnhart K. McCormack

Regrets: J. DeBruyn, S. Smith, J. Ambrose

Staff: C. Musselman, C. Fach

External Groups: Astrid Clos from Astrid J. Clos Planning Consultants
Leslie Marlowe, Industrial Equities Guelph Corporation
David Stephenson from Natural Resource Solutions Inc. (Senior Biologist)
Charles Mintz from Mintz Associates (Hydrogeologist)
Andy Kroess from Peil, Engineer (Water Resource Engineer)
Tara Daily from Natural Resource Solutions Inc. (Biologist)
John Perks from Peil, Engineer (civil)

No declarations of pecuniary interests or conflict of interest were expressed

1) 264, 348, 408, 452 Crawley Road and 385 Maltby Road West (Southgate Business Park)

C. Musselman, Environmental Planner with the City of Guelph, provided a brief overview of the Southgate Business Park.

General discussion took place and the following items were noted:

- EAC favored municipally maintained stormwater management facilities over privately maintained individual facilities. Multiple facilities are preferred as they would better mimic the existing natural conditions. Comments from the City are expected shortly.
- The developer is seeking relief from the GRCA requirement for a 30m buffer from PSW for the location of Street B. The Committee voiced concerns regarding the location of this road and its possible impact on habitat and wildlife. It was felt by the Committee that not enough fieldwork was carried out to detect all elements present in this area to determine what impact may occur. The developer was asked to assess this concern in depth and present a response.

- The Committee was concerned that the form and function of the wetlands will be impacted by the buffer reduction for Street B. Further information on possible impacts to the wetland form and function (noise/light/dust) is requested as well as mitigation
- An option to reducing the impacts of Street B may be to install a culvert where the proposed road impedes on the buffer to allow movement of existing wildlife as the functional connection between wetlands on either side must be maintained.
- All boreholes show satisfactory recharge capabilities and infiltration except the wetland by Maltby Road. It was commented that the proposed plan appears to meet and actually exceed the current infiltration rates.
- Recreational outdoor sportsfield uses were suggested and EAC favored this type of use (as opposed to a natural or semi-natural area) for parkland in the development given the nature of the existing conditions. There is ample room for this type of facility and it could easily be located where it would not impact any natural areas. Trails linking to the school site north of the property will need to be investigated.
- The committee was concerned about the loss of the previously logged, wooded area and noted the comments from the Guelph Field Naturalists. The committee was also interested in the location of the old growth trees.
- Other areas of concern for the Committee include the rounding out of the buffer to the north of the property, the loss of wooded areas, development on the moraine and how the quality and quantity of water will or will not be jeopardized.
- The applicant was asked to either incorporate the requested information into a revised report for resubmission or attach as an addendum to be brought back to EAC at a future meeting.
- Moved by Scott Robertson, seconded by Kellie McCormick,

"THAT the Environmental Advisory Committee defer approval of the Environmental Impact Study prepared by Natural Resource Solutions Inc., dated December 2006 related to the Southgate Business Park (23T-06503/ZC0617) until such time that the comments from the city's Environmental Planner, GRCA and EAC have been addressed."

MOTION CARRIED
Unanimous

2. ~~Approval of Minutes from March 14, 2007~~

~~Moved by Scott Robertson and seconded by Steve Barnhart,~~

~~"To accept the minutes as printed."~~

expense ... please insert ... at a ratio of 3:1 (Table 5.2).

- Please remove... Long term monitoring by the City (Table 5.3).
- Environmental Reports should be submitted to the City and GRCA after each Torrance Creek, Living Fence, and Buffer Planting monitoring event (Table 5.3).
- Tree stakes should be wooden and proactively removed within 6 months to a year.
- Remove Witch Hazel, Saskatoon Berry and Spice Bush from the L6 planting list.
- Investigate the wildlife corridor pipes to see if a different, environmentally friendly method could be used."

Motion Carried
-Unanimous-

Southgate Business Park

2. Approval of Minutes from April 11, 2007

Moved by S. Robertson and seconded by K. McCormack to approve the minutes as amended below:

- Under agenda item #1 the fourth bullet point should read as:
 - Investigate options to reduce impacts of Street B on the movement of existing wildlife as the functional connection between the wetlands.
- Under agenda item #1 - fifth bullet point - change the last word "rates" to "volume".
- Under agenda item #1 - sixth bullet point - remove the brackets (as opposed to a natural or semi natural area).

3

E.A.C. Minutes – May 09, 2007

- Under agenda item #1 add the following bullet points:
 - The fill slope of Storm Water Management - Pond A will extend into the no touch zone. This must be revised.
 - Depths to seasonably high groundwater be provided.

Motion Carried
-Unanimous-

3. **Other Business:**

- Southgate Business Park -
 - The City has approved temporary topsoil stockpile. It was noted that environmental inspections will be taken place regularly.
- Election of Chair -
 - Shannon Smith was voted as the new Chair for the Environmental Advisory Committee.

4. **Next meeting**

Next meeting will be June 13, 2007.

The meeting was adjourned at 9:30 p.m.



Corridor Control Office
659 Exeter Road
London, ONT
N6E 1L3
Telephone: (519) 873-4598
Fax: (519) 873-4600

March 1, 2007

by fax (519-837-5640) & mail

Allan C. Hearne, Senior Development Planner
City of Guelph
Community Design and Development Services
Planning Division
City Hall
59 Carden Street
Guelph, Ontario
N1H 3A1

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 08 2007

RE: Applicant: Industrial Equities Guelph Corporation, and Evelyn and William
Milburn
Submission No.: 23T-06503, ZC-0617
Lot 13, 14, 15, Concession 7
County of Wellington
City of Guelph - Highway 6

The ministry has completed its review of the above noted Draft Plan of Subdivision application. The application has been considered and reviewed in accordance with the requirements of our highway access policies, criteria, and the Public Transportation and Highway Improvement Act. The following outlines our comments, requirements, and conditions of approval.

The owner should be made aware that under the Public Transportation and Highway Improvement Act, Ministry Permits are required for all new developments of this type located within 800m of our existing and/or future highway property line.

The location of the proposed Southgate Drive onto Maltby Road is acceptable to this Ministry. Block 10 on the plan is reserved for a sanitary pumping station. The plan does not identify any sanitary sewer trunk line connections.

As conditions of draft approval and prior to final approval, we require the following to apply:

Prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a Stormwater Management Report/Plan indicating the intended treatment of the calculated stormwater runoff. The owner's consultant should refer to our website at www.mto.gov.on.ca/english/engineering/drainage/index.html for a comprehensive set of MTO drainage related documentation requirements that may have to be satisfied before obtaining MTO approval.

.../2

Prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a copy of a Traffic Impact Study (report/analysis/assessment) indicating the anticipated traffic volumes and their impact upon the intersections of Maltby Road, Laird Road and Clair Road with Highway 6. The application states that a traffic impact study was prepared in support of this application by Wentworth Consulting Inc. in November, 2006. The most recent study we have from Wentworth is a draft study dated January, 2006. That study did not include the lands being considered under this application. The owner should be aware that any highway improvements identified from our review and analysis of the study will be the financial responsibility of the owner/City of Guelph.

Prior to final approval, the City of Guelph shall enter into a Legal Agreement with the Ministry of Transportation whereby the City agrees to assume financial responsibility for the design and construction of all necessary highway improvements associated with this and other developments in the area. The Agreement shall cover interim improvements at the three existing at-grade intersections and, ultimately, the construction of an interchange at Laird Road.

Prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval a draft copy of the M-Plan for this subdivision. When the subdivision has been given final approval we will require a copy of the registered plan for our files.

Prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval a draft copy of the subdivision agreement for this development. Once the agreement has been approved we will require a copy of the registered agreement for our files.

The owners should be aware that the City is currently undertaking an Environmental Assessment (EA) and Preliminary Design for interim improvements at the Clair Road and Laird Road intersections with Highway 6. The interim improvements are being developed in order to permit 1.6 million square feet of development within the Southgate Industrial lands. The determination of the amount of allowable development did not include this proposed subdivision. The City should amend its EA and Preliminary Design to include interim improvements at Maltby Road. If an amendment is not desirable at this time then all parties should be aware that no permits will be available for development within this subdivision until all traffic matters have been resolved.

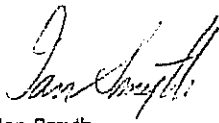
It should also be noted that any proposed interim improvements at Clair Road and Maltby Road must include the closure of Crawley Road and Hanlon Road. The owners of the lands within the Southgate Industrial Area must consider making public road connections between Crawley Road and Southgate Drive in order to provide access for existing businesses and residences on Crawley Road.

.../3

- 3 -

The owners should also be aware that when the ministry upgrades Highway 6 to full freeway status Maltby Road will become a fly-over and will have no direct access to Highway 6. In addition, Clair Road will be closed. With the current municipal road infrastructure, including the extension of Southgate Drive to Maltby Road, the only access to these lands from Highway 6 in the future will be via the Laird Road interchange and Southgate Drive. Any potential purchaser of lots within this subdivision should be informed of this.

We would appreciate receiving a copy of your Committee's decision on this application for our records. Should you have any questions, please contact our office.



Ian Smyth
Regional Development Review Coordinator
Planning and Design Section
Southwestern Region, London

- c. K. Boudreau - London Operational Services
B. Goudeseune - Planning and Design



Grand River Conservation Authority

400 Clyde Road, P.O. Box 729
Cambridge, Ontario N1R 5W6

Telephone (519) 621-2761
Fax (519) 621-4844
Internet: <http://www.grandriver.ca>

April 20, 2007

City of Guelph, Planning
City Hall
59 Carden Street
Guelph, Ontario N1H 3A1

**COMMUNITY DESIGN AND
DEVELOPMENT SERVICES**

MAY 02 2007

Attention: Al Hearne

**Re: Proposed Draft Plan of Subdivision and Associated Zoning By-law
Amendment to allow an Industrial Subdivision, 264, 348, 408, 452
Crawley Road and 385 Maltby Road West, Guelph (File 23T-06503 /
ZC-0617**

We have reviewed the Southgate Preliminary Engineering Design Report (November 2006) prepared by PEIL, the Hydrogeological Study Report, prepared by Mitz and Associates Inc. and the Environmental Impact Study prepared by Natural Resource Solutions. In addition, we have reviewed the South Guelph Secondary Plan Area Scoped Environmental Impact Study prepared by LGI. Limited for reference in reviewing this proposal.

Stormwater Management Review

In the Secondary Plan, stormwater design concepts assumed the need for control of regional runoff volumes. This has not been addressed in the current proposal and given the lack of natural surface outlets in the existing hummocky terrain; we recommend that all stormwater control facilities be sized for regional runoff volumes.

The proposed stormwater management (SWM) block sizes are inconsistent with the 1998 amended Preliminary SWM Assessment of Gartner Lee. Table 5 of this Assessment lists suggested pond areas and control volumes which greatly exceed those in the proposed SWM blocks in the current submission. With the suggested combining of post-development catchment areas in the Gartner Lee assessment there may be one pond with 67,000 m³ and another with 37,700 m³ of storage to control Hurricane Hazel runoff (these do not include MOE water quality volumes). How does this compare to the current proposal? Note that the Guelph South Secondary Plan also states that SWM ponds can accommodate the Regional storm without discharge to wetlands.

Instead of the proposed distribution of multiple privately owned SWM ponds on individual sites, in the current submission, our preference is for centralized municipally maintained facilities. You may wish to consider addressing this concern with ponds designed to MOE standards or with the greenway concept used in other South Guelph developments.



INTERNATIONAL RIVERPRIZE WINNER
For Excellence in Watershed Management



Given the reliance on infiltration and no identified natural outlet we recommend testing SWM facilities with a Hurricane Hazel storm and also with a winter storm under frozen ground conditions.

If the proposal to provide municipal ponds for treatment of road right of ways is agreed upon then in order to demonstrate that required infiltration rates can be met, site-specific geotechnical investigations should be prepared for each proposed pond. As proposed, Pond A has a base set at approximately the same elevation as an adjacent wetland and the base of Pond B is about 1.5m lower than an adjacent wetland. Thus, the proposed ponds may intercept the groundwater table and not function as infiltration basins.

Oil and grit separators should not be relied on for water quality treatment without consideration of more effective options. Our preference is for wet facilities, lined if necessary, with forebays designed to provide water quality control. Outlets from the facilities may be directed to infiltration swales or galleries without reliance on such measures for quantity control (blockage assumed to occur).

There does not appear to be an established water quality criterion set out for the proposed development. Our recommendation is to apply the MOE Enhanced water quality protection level.

Please provide supporting calculations and references for the design of any Stage Storage Discharge tables and the selection of catchment parameters. Pond drawdown calculations should also be provided.

We support the proposed infiltration of clean roof water into distributed galleries within each development block.

It is recommended that any grassed swales, including roadside ditches, be designed according to MOE guidelines which have been generally described in Section 5.2.1 of Gurtner Lee assessment. This may require alteration of road widths in order to ensure a recommended minimum 0.75m width in the base of a swale/ditch

The minimum and maximum infiltration rates used in the Horton Infiltration model need verification. We support the use of 25 and 250mm/hour for free draining Hydrologic Group A soils so long as the geotechnical analysis confirms that they exist across the entire site. For site plans however, the City of Guelph typically uses 13 mm/hour and 75 mm/hour in order to ensure conservative design in terms of runoff rates and volumes. Please confirm the choice of these parameters.

The identification of borehole and testpit locations in the Hydrogeological Study Report (Figure 3) are illegible. Please provide a larger drawing showing the location of all points of geotechnical investigation and monitoring from 2006, 1997 and 1994.

As there is significant variation in groundwater mapping between Figure 6 of the 2006 Mitz and Associates study and Figure 5 of the 1997 Gartner Lee study, and also insufficient sampling of groundwater elevations to identify seasonally high long-term elevations, we recommend that this information not be relied on to identify anything other than general trends in the direction of horizontal flow.

Given that the development is in a recharge zone we support consideration of a ban on the application road salt except on pedestrian walkways (Recommendation 3 of the August 2006 Hydrogeological Study Report).

At the Site-Plan stage it is anticipated that additional geotechnical assessments will be required in each development parcel.

Terrestrial Resources Review

1. The Draft Plan of Subdivision for Southgate Business Park indicates that a cul-de-sac will be extended through the Core Natural area as identified in the South Guelph Secondary Plan and within the buffer identified between wetlands D and E in order to provide access to Industrial Block 1. We do not support the extension of the road through this constraint area. Development of Industrial Block 1 would not be consistent with the Secondary Plan.
2. Statements regarding impacts on water quantity and quality remain largely unsubstantiated and premature. According to Mitz & Associates Inc. (2006), it is assumed that 2 stormwater management facilities will be able to maintain the rate of groundwater recharge across the study area, even though these infiltration facilities will be located adjacent to the wetlands. Please provide supporting information that infiltration will occur at the SWM site chosen. For the purposes of Ontario Regulation 150/06, the EIR should clearly demonstrate that the stormwater management strategy will be able to maintain or enhance the hydrological conditions across this site.
3. We note that there has been some discussion with OMNR regarding the status of a small and isolated wetland on the property. The status of this wetland ("Wetland G") should also be assessed in accordance with GRCA Wetland Policy (see Section 6.2.7.4). Although the wetland pocket is approximately 0.35 ha in size, the presence of red-osier dogwood is a good indication that the wetland is influenced by groundwater. This thicket swamp also includes an open water component with marsh vegetation, which provides ideal breeding habitat for a waterfowl and waterbirds. Therefore, because of its important hydrological and ecological attributes, we recommend that Wetland G be protected as part of the Hanlon Creek Wetland Complex.
4. Although the wetlands are dominated by tolerant vegetation species, the report also indicates that sensitive plant species (cc value = 7-10) are present within these wetlands. The buttonbush thicket swamp is considered rare in the province, and would be particularly sensitive to hydrological alterations. A quantitative determination of the

Floristic quality (i.e. Floristic Quality Index) of each of the wetlands on this site would provide a better indication of the sensitivity of the vegetation communities. We agree that a key consideration in protecting these wetlands is the maintenance of groundwater levels. The degree to which these wetlands are sustained by groundwater or surface water should be discussed, and the effect of proposed stormwater management options and mitigation measures (e.g. E&S) discussed in an Environmental Implementation Report. Residual impacts should be summarized as well.

Yours truly,



Liz Yerex
Resource Planner
Grand River Conservation Authority

cc: Astrid Clos, Astrid Clos Planning Consultants, Fax (519)836-9568



GUELPH FIELD NATURALISTS

P.O. Box 1401, Guelph, Ontario N1H 6N8

Mr. Allan Hearne,
Senior Development Planner
Development & Parks Planning
Community Design and Development Services,
City of Guelph

February 27, 2007

Re: Application for proposed draft plan of subdivision and assoc. zoning by-law amendment for lands known as Southgate Business Park

We have reviewed the various documents sent to us on the above application, focussing on the Environmental Impact Study written by NRSI (Dec. 2006) and offer the following comments.

1. Several developments have now been proposed on what is known as the Paris Moraine lands including the Southgate Business Park, Pergola lands, the Bird-Kriszan lands, Dallan lands and the now developed Tim Horton's facility. More development proposals are likely in process. Yet, there apparently is no overall strategy for sustainably developing these ecologically important moraine lands.

We feel what is needed is a "big picture" plan for the Paris Moraine, not the piecemeal type of planning that is now happening for this geological formation. We suggest partners and stakeholders such as Puslinch Township, Grand River Conservation Authority, and Ontario Ministry of Natural Resources, join the City of Guelph in formulating a strategy for the moraine. This type of recognition of the ecological importance of moraines has occurred elsewhere such as for the Oak Ridges Moraine and the Waterloo Moraine. It is our belief that such a strategy should be in place prior to any decisions being made on the Southgate Business Park proposal or any other proposed developments in this area.

It is our understanding that such a Paris moraine study is a possibility. We strongly support such a study and recommend that no further development is considered or approved on moraine lands until such a study is completed.

2. Overall, the proposed Draft Plan of Subdivision for the Southgate Business Park appears to avoid most of the significant natural heritage features of this site. We are encouraged to see the various wetlands and associated buffers and restoration areas protected. As we have seen with other developments on moraine or similar lands in

the city (eg. the drying of Torrance Creek kettle wetlands), careful and strict observance of the water budget that now supports the wetlands is paramount.

The water table in this area and stormwater infiltration on proposed industrial lands must remain unchanged to ensure long term sustainability of the wetlands. We feel pumping groundwater from private wells for landscaping or other purposes on industrial lands should not be permitted. The porous soils of these moraine lands result in a higher potential for groundwater contamination. It is therefore necessary to have restrictions about what types of industrial activity are permitted there.

Maintaining the existing biodiversity of the study area should be the goal when draft plans of subdivision are created. Consequently, having good, sound data and analysis are vital to the decision making process.

3. We found the EIS to be poorly written, incomplete, and weak in some areas of its analysis. Some data was taken from sources considered inappropriate for this scale of study (some bird data).

Vegetation

Field surveys were reported to have occurred in December, January, February, March, and November, with additional surveys done from May to July. There were apparently no mid-summer, late summer or early fall survey dates. Many species could be missed by the above survey dates.

A list of species is given for the whole study area but not for individual ELC units. It is therefore not possible to completely understand the significance of each vegetation unit. A list of provincially significant species is given but no regionally or locally significant species (Anderson & Frank, 2006) are identified despite the fact that some of these species are mentioned in the brief ELC descriptions. The report simply states "No rare species were observed by NRSP".

Carex jamesii (S3 provincially significant) and *Carex woodii* (regionally significant) are known to occur in the recently logged woodlot (FOD5-1) near Wetland G. As well, *Schoenoplectus smithii* (S2 provincially significant) is found in one of the kettle ponds. At least 5 regionally significant species are known to occur in the study area including *Acer nigrum*, *Cephalanthus occidentalis*, *Scirpus cyperinus*, *Symphotrichum cordifolium*, and *Carex atherades*. None of these species are discussed in the EIS with the exception of *Carex jamesii*.

The ELC descriptions are very brief and provide little detail. Throughout many of the ELC units, common pear (*Pyrus communis*) is known to be abundant yet it is not mentioned once. Little information is given for the "old growth" trees that are mentioned on page 33. What species are these trees, how many are there, what general condition are these trees in, how will grading issues affect these trees, are these trees worthy of protection and retention in the proposed development as has been an issue in the Hanlon Creek Business Park?

We feel these are issues and questions that should be addressed in the EIS as input to the Draft Plan of Subdivision that is now being considered.

Birds

The EIS includes bird species data from the Ontario Breeding Bird Atlas and the Christmas Bird Count. The Ontario Breeding Bird Atlas employed a 10 X10 sq. kilometre grid to document breeding bird species. Records could apply to areas some several kilometres away from the study site and would have little significance for this area. As well, the Christmas Bird Count recording area applied to a circle of a radius of 12 kilometres, centred on the University of Guelph. Species recorded for the count could be from Rockwood to Puslinch Lake and have little relevance for use in a site-specific EIS. Winter bird species found here in December, unlike breeding birds of early summer, vary greatly from year to year in their fidelity to a site. Various habitats such as riverine habitat, for certain species noted in both the Breeding Bird Atlas and the Christmas Bird Count would not be found in the study area.

Anderson & Frank (2006) is listed as a reference for significant bird species although it is a study of the flora of Wellington County.

Table 3 of the EIS lists 30 species that may be found in the study area that are identified as bird species of importance in BCR13, North American Landbird Conservation Plan by Ontario Partners in Flight (2006). Eight of these species were observed by NRSI during their field work. We could find no text reference to these eight species nor any discussion of which habitats are important to sustain them. From Table 3, 19 out of the 30 species (63%) listed have either Grass/Agriculture or Shrub/Successional as the habitat association. Yet, we saw no discussion concerning the impacts of the loss of this possibly associated habitat (CUT1 & CUS1) outlined in the Draft Plan of Subdivision on the 8 unidentified species. As well, we found no discussion of the possible loss of habitat for grasshopper sparrow, rufous-sided towhee and brown thrasher which were observed by NRSI and noted by LGL (1998).

Orchard oriole is a species known to have bred in the Shrub/Successional habitat in the study area. It is listed as a Conservation Priority Bird Species in Appendix III of the EIS. Yet, there is no discussion in the EIS of the possible loss of habitat of this species.

Some of the potential habitat for significant species may be impacted by the proposed development and this needs to be addressed as input to the Draft Plan of Subdivision.

Herpetofauna

The EIS states that evening herpetofauna surveys focused on calling anurans during 3 minute call counts on 3 separate evenings. It appears, therefore, that no specific searches were made for amphibian egg masses in the wetlands or ephemeral pools in wooded areas, nor for reptiles such as turtles and snakes, nor for salamanders. Table 4 of the EIS (pg. 23) lists 13 provincially rare species. All of them are either reptiles or salamanders and yet no surveys were apparently carried out for these groups of animals.

Various wetlands and other habitats in the study area offer good habitat potential for *Ambystoma* species of salamanders which are on the provincially significant species

list. Streets A and B may impact these potential habitats. Will warm paved parking areas that will be created for industrial development in Block 1 be a lethal magnet for amphibians and reptiles? Some of the lands surrounding wetlands may provide foraging and other essential habitat for herpetofauna. Does the small woodlot (FOD5-1) that was recently logged have ephemeral pools or other habitat for significant species?

We feel these issues need to be addressed as part of the input to the Draft Plan of Subdivision to ensure protection of the natural heritage features of the study site.

4. We are concerned with the ultimate fate of the small woodlot located toward the south end of the study area and identified in the EIS as FOD5-1. This woodlot was "mistakenly" logged approximately one year ago. The damage was significant but not irreversible. The EIS states that "little of the original woodland characteristics of this area remain" and "retention of what is left of the small woodlot is not seen as a priority nor is it warranted". We strongly disagree.

The woodlot harbours a significant seed bank for many woodland species as well as seed source in the remaining trees which indicate excellent regenerative capacity. Species expected to regenerate naturally are sugar maple, basswood, black cherry, and ironwood, essentially what species were there before logging (Terry Schwan, District Forester, Guelph Dist., OMNR, pers. comm., Feb. 26/ 07).

The invasive ground species mentioned in the EIS that are now growing in some locations in the woodlot are temporary phenomena. Once regenerating trees become large enough, they will shade out these invasive species. Meanwhile, these invasives will provide cover and protection for significant plant species of the ground flora.

The woodlot supports a provincially significant (S3, NHIC website) species, *Carex jamesii*, which was recently confirmed growing there after logging occurred (NRSI did not record it). As well, *Carex woodii*, a regionally significant species (Anderson & Frank, 2006), was recorded there (LGL, 1998).

The LGL study identified this woodlot as a "moderate to high constraint area" and recommended "integration of the small woodlot and provision of connection link with main Core Natural Area" in order to protect the rare plant species and its habitat. The LGL study also provides other mitigation recommendations for protection of this woodlot within the proposed development.

We are concerned that a serious precedent will be set if this "mistakenly" logged wooded natural feature is allowed to be developed in the proposed Southgate Business Park. Other significant wooded areas in other undeveloped locations in the city might be at risk prior to a draft plan of subdivision being submitted. It appears that Guelph's Tree By-law is not adequate to protect upland wooded areas in locations that might be subject to future development proposals.

A strategy of passive regeneration of this woodlot would be appropriate without any additional active restoration effort or cost. This maple-dominated woodlot would

regenerate naturally (Terry Schwan, Dist. Forester, Guelph Dist., OMNR, pers. comm., Feb. 26/07). The regenerative capacity of woodlots in this situation is high. The significant seed bank and the remaining seed producing trees would ensure this. A possible comparison would be a natural event such as a forest fire or a tornado that has flattened a wooded area. The provincially and regionally significant plant species will continue to grow in this small woodlot along with other woodland species. Meanwhile, the woodlot will provide significant ecological functions within the business park development.

None of the above in any way condones the logging that took place which set back the ecosystem by many decades. Just the opposite, the above suggestions are intended to send the message that such "mistakes" will not be rewarded.

An appropriate buffer around the woodlot is required to ensure adequate protection. A 10 m. buffer width is recommended by the Grand River Conservation Authority to protect the rooting zone of woodlands (pg. 34 of EIS).

With this in mind, consideration should be given to relocating Street B to the west of the woodlot in order that a linkage can be made between the woodlot and Wetland G, forming a larger block of protected habitat. This would also eliminate the issue of infringement of the Wetland G buffer by Street B (pg. 42 of EIS).

We oppose changing the existing zoning of the woodlot from P.1 to B.3- for the reasons given above.

5. On Figure 4 of the EIS, a small wetland is delineated along Maltby Road and identified as SWT2-9. This wetland is briefly described in the text on pg. 17 and also referred to on pg. 27 where Culvert 2 is located and which connects this wetland to another across Maltby Road. This wetland is not referred to again in the report. It appears that the extension of Southgate Drive would seriously impact this wetland.

It is not clear if this wetland is part of the Mill Creek Swamp wetland complex. Whether it is or not, it is still a wetland and likely provides some ecological function. We feel the wetland functions and impacts should be addressed in the EIS.

6. On Sheet No. 1, Preliminary Site Grading And Servicing Plan, of the Preliminary Engineering Design Report (PEIL, Nov. 2006), temporary siltation pond Location 2 is shown adjacent to the protection boundary for one of the kettle wetlands in the northwest end of the study area with the overland spill being directed into the wetland.

We feel this is inappropriate given that the wetlands are to be afforded complete protection from any development impacts. Any siltation ponds should be located away from the wetland protection boundary or, at the very least, the overflow be directed or pumped away from the wetland. All environmental protection measures should be designed so that absolutely no siltation or altered surface runoff would reach the wetlands. We feel this should include direct overflow from siltation ponds.

7. Block 10 Sanitary Pumping Station is located along Maltby Road in a low area with nearby wetlands. What are the contingency plans for this facility in the event of a major power failure? With the likelihood of more extreme weather events as a result of climate change, electric power interruptions may occur more frequently. We are concerned that there are adequate contingency plans in place for the sanitary pumping station to prevent any possibility of an environmental disaster due to an overflow of sewage effluent into wetlands during a power or mechanical failure affecting the pumping station.
8. In Section 11.4.4 & 11.4.5 of the EIS (pgs. 45-47), discussion focuses on the functioning of the SWM ponds. For Block 9 SWM pond, the report states "volume directed toward the SWM will be modest...with little to no surface discharge to the small wetland". On the next page, it states that "it is recognized that storm ponds need to be proximal to their discharge features (in this case wetlands)". Yet, in Section 11.4.3 (pg.44), it states that "there is virtually no surface discharge from the study area under existing pre-development conditions (PEIL, 2006)".

We feel that all SWM ponds in this study area should be designed and located such that all stormwater is recharged to the water table so as to maintain the existing water budget. The EIS supports this comment by stating that "the key consideration of maintenance of water balance in wetlands is maintenance of groundwater levels (via infiltration and spatial locations of infiltration)" (Section 10.2, pg.32). Additional consideration should be given to re-locating Block 5 and 9 SWM ponds, if needed, in order to achieve maximum recharge of stormwater run-off.

9. We have questions about SWM pond management:
 - Who will supervise construction and long-term monitoring of private SWM ponds to be located on individual development blocks?
 - Who would be responsible to ensure compliance of SWM strategies and MOE criteria goals on private SWM ponds?
 - Who will be responsible for any future expense or remedial work to private SWM ponds; if required?

Answers to these questions will impact the long term sustainability of the wetlands.

10. Figure 6 of the EIS illustrates the draft plan with retained and enhanced areas shown. Within Block 2, the delineation of cultural thicket/savannah is shown in orange shading. We suggest there be a re-alignment of the southwest boundary of this retained area in Block 2 for two reasons:

a) The Hanlon Creek Watershed Plan (1993) denotes a linkage/enhancement area in this location that extends further west and south than that suggested in the EIS (see Figure 3.4.2 of the EIS). By following this boundary recommendation of the HCWP, most of the "old growth" trees discussed in the EIS would appear to be included in the retained area and be protected.

b) The present delineation of the retained area is the top of bank in this area of Block 2. By re-aligning this boundary further to the southwest, there is less chance that the stability of this steep slope will be affected by adjacent grading to the detriment of the nearby wetlands.

We therefore recommend that the southwest boundary of the retained area be re-aligned further south and west to include the "old growth" trees, thus following closer to the property boundary between the Fair Lands and the Gyuro Lands.

The Paris Moraine lands in the south end of Guelph exhibit a relatively high biodiversity and contribute significant ecological functions to this area of the City and Wellington County. We, as a city, should strive to ensure long term protection and sustainability of these significant lands as development occurs there.

Thank you for the opportunity to comment on this application.

Sincerely,

Charles Cecile
Chair, Environment Committee
Guelph Field Naturalists

Feb. 27/07.
cc: Carrie M. Rajant + Helen W. (CtDS)
Fred Katochay + Liz Joney (GREA) / @ Leanne

SCHEDULE 6 Property Owner's Correspondence

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

30 April 2007

MAY 02 2007

City of Guelph
Planning and Building Services Division
59 Carden St.
Guelph, ON
N1H 3A1

Attention: Mr. Allan Hearn, Senior Development Planner

**Re: Proposed Plan of Subdivision 264, 348, 408 452 Crawley Rd & 305 Maltby Rd,
W. (City of Guelph File 23T-06503/ZC-0617)**

In response to your letter of 22 January, I have now had the opportunity to review the available documentation related to this proposed business park and, on behalf of my wife and myself, would offer the following preliminary comments. Although I do not pretend to be an expert in the subject areas, I have read the following documents, which were graciously loaned to me by the County of Wellington Planning department:

- Draft Plan of Subdivision Environmental Impact Study prepared by Natural Resource Solutions Inc., December 2006
- Preliminary Engineering Design Report prepared by Planning & Engineering Initiatives (PEIL) Ltd., November 2006
- Hydrogeological Study Report prepared by Mitz & Associates Inc., August 2006
- Traffic Impact Study prepared by Wentworth Consulting Inc., November 2006
- Preliminary comments submitted by Liz Yerex on behalf of the GRCA
- Preliminary comments submitted by Harden Environmental on behalf of the Township of Puslinch

Our interest in this proposed development is as follows:

- Our residential property is on the south side of Maltby Rd. W., Twp. of Puslinch, immediately to the south-east of the proposed development
- Our property, and surrounding properties on the south side of Maltby contain protected wetlands and mature forested areas which are part of a much larger complex, including those wetlands, forests and other environmentally sensitive areas within the proposed development
- Our property, as is the proposed development, is on the Paris Moraine, on the northern boundary of the Mill Creek watershed
- The headwaters of McCrimmon Creek, which flows southward to Aberfoyle Creek, are on our property and likely adjacent properties, including those to the north, although I'm not sure that the flows are well understood
- The wetlands and forested areas of our property are fundamental to our quiet enjoyment of our residence and, as such, we try to be good stewards of the land. The health of the wetlands and forest on our property are, however, dependent upon the health of similar features on surrounding lands.

In response to the proposal, I offer the following preliminary comments:

Wetlands, woodlots, buffers, and other environmentally sensitive areas:

The Hanlon Creek Watershed identified the protected areas within the Hanlon Creek Watershed and northern fringes of the Mill Creek Watershed as far south as Mallby Rd. Those recommendations were accepted by the Guelph City Council of the day and reflected in the current zoning (City of Guelph Zoning By-Law Map 71). The protected areas encompass virtually all of the lands on the eastern half the lands proposed for development (Environmental Impact Study (EIS), Appendix VIII, figure 3.4.2).

The business park proposal appears to have removed from protection much of the linkage area as identified in the Hanlon Creek Watershed study, and proposes to include it in the developable area. No explanation for the discrepancy is provided.

When the Hanlon Creek Watershed report was approved by city council, we were left with the distinct understanding that the city recognized the importance of not only the individual wetlands, and forested areas, but also the connections that these units had to one another, including the linkages to our property and those around us. A review of the aerial maps in the EIS, including Figure 1, well illustrates the larger context.

Paris Moraine recharge areas:

There appears to be agreement by most, if not all, parties that preservation of both the quantity and quality of the groundwater recharge is extremely important. Several sources are cited as to the necessity to protect recharge areas, particularly on the moraines.

The quantity and quality of the recharge is also extremely important both to our personal health and the health of our property.

The southward groundwater flows from the subject property, and from the property to its immediate east (lot 15, rear conc. 7), that is also slated for ultimate development, are fundamentally critical to the health of the wetlands and forest on our property.

Those same groundwater flows are also fundamentally critical to our personal health, as our domestic water well is located in the shallow aquifer, either in the sand and gravel layer beneath the till or a gravel lens.

For our own health and protection we want to see hard evidence, reviewed by appropriate third party experts, confirming that there will be no impact on the available quantity and quality of the groundwater as development occurs along Mallby Road. This applies not only to the proposed site, but also adjacent sites to the east and north. We will also be looking for mutually agreed benchmarks, on-going monitors, and documented commitments from the City to promptly mitigate and rectify any unforeseen adverse effects.

In reading the various reports and preliminary comments by the GRCA and Harden Environmental with regards to groundwater recharge, I'm left with several impressions:

- That there are as yet unreconciled differences of opinion as to the effectiveness of proposed measures to protect the groundwater flows and quality
- That insufficient work has been completed to allow appropriate experts to reach a reliable consensus on the facilities and measures required
- That performance monitors and benchmarks have not been established to ensure that actual results equal or exceed planned results

- That accountabilities have not been assigned to ensure that appropriate testing, monitoring and, where necessary, timely corrective action is taken

Habitat Linkages

The EIS makes reference to the importance of linkages and indeed the need to "bulk up" in some instances. Figure 6 shows two major corridors either side of development Block 1. Disregarding for the moment the fact that Block 1 appears to be in the middle of a protected area under the Hanlon Creek Watershed Study, there are issues such as:

- The westerly corridor is bisected by Road A and is extremely narrow either side of Road A
- The easterly corridor is dependent upon adjacent lands to provide much of the corridor. In fact there are wetlands and forested areas on the adjacent lands that are a critical part of the Hanlon and Mill Creek complexes. If the proposed development is going to depend on adjacent lands to provide sufficient corridors and buffers, and if the adjacent lands contain significant features that are part of a larger complex, should action not be taken now to firmly identify and protect those lands from any development consideration. The alternative is a piece-meal approach that risks losing important features and function.
- The Hanlon Creek Watershed Study ignored property boundaries, examined the whole complex, and was to provide a benchmark for development. It appears that the accepted results of the study are not being adhered to.

Traffic

The traffic impact study focused primarily on the Hanlon Expressway (Hwy. 6), Southgate, and the intersecting roads at Laird, Clair, and Maltby. Traffic on Maltby east of the proposed Southgate extension was not addressed.

To the immediate south of the proposed development there is currently only one farm residence in Puslinch Township. However, to the immediate east, Maltby is a rural residential road bordered by several residences, both in Puslinch Twp. and in the city. I, and I think the other residents on this road, would like to know the traffic impact on Maltby, between Gordon St. and the Hanlon, not only of this development, but the cumulative impact of all the developments currently in progress or in planning along Southgate from Laird to Maltby.

If Southgate is extended to Maltby as proposed, and if Maltby has to be upgraded to an industrial standard between Southgate and the Hanlon, as quoted in the study, there are several concerns, such as:

- How Maltby will be upgraded between Southgate and the Hanlon with nil intrusion into the wetlands, including no loss of wetland area, no loss of wetland function and no additional contaminants leeching into the wetlands or groundwater
- How the remainder of Maltby east of the proposed Southgate/ Maltby intersection will be protected, including passive solutions to limit traffic so that the residential, and indeed the rural residential, nature of the road is not compromised

See also my separate letter regarding an apparent suggestion to widen Maltby Rd.

Roads

In addition to Southgate, two additional internal roads, A and B, are proposed. Road A is proposed to intersect Maltby and curves across the wetland to access development Block 1. It is difficult to address these roads because both are within the areas the Hanlon Creek Watershed

Study recommended be excluded from development – see comments above under "Wetlands, woodlots, etc."

That comment aside:

- Road A still crosses the major eastern wetland that everyone seems to agree should be protected and it bisects a significant wildlife corridor
- Road A also connects to Maltby and in close proximity to the wetlands and forested areas but that end of the road appears to have no significant purpose. As much as possible, the industrial area should be serviced by internal roads and the existing Crawley road, which is effectively being converted into an industrial road. There does not appear to be any pressing need for a second road to intersect Maltby and it would be best if road A, to the extent that it exists, exit through road B and Southgate. The exit to Maltby should be eliminated in order to focus the industrial subdivision traffic towards the Hanlon.
- The proposed exit onto Maltby also appears to be at the base of a significant hill on Maltby. The location does not appear to meet guidelines for safe sightlines and appears to be a traffic hazard

Other Environmental Factors

A review of the documentation does not appear to address other environmental consequences of the proposed development and possible negative impacts on the adjacent residential area such as:

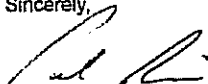
- A discussion of measures to minimize and mitigate the effects of light pollution
- A discussion of measures to set specific limits on types of activities that would generate excessive noise or, to set specific limits on volumes of noise at property boundaries

Maple Wood-lot

The EIS makes reference to the hardwood bush that was so extensively cut that its function was essentially destroyed and is beyond effective restoration. This, according to the report, occurred in 2006 under previous ownership. My personal reaction to that comment was not positive but, personal feelings and ownership aside, the property has been under Guelph stewardship since it was annexed from Puslinch in the early 1990's and I guess I'd like to know how the city allowed the destruction of a maple woodlot within the Hanlon Creek Watershed. The apparent lack of stewardship does not inspire confidence in the environmental protection promises of the proposed development.

Although I've read the reports, as I stated at the outset I do not profess to be a subject expert and I'm sure that I don't know half the questions to ask. However, as adjacent property-owners my wife and I have a very real and significant vested interest in the development of these and other lands in south Guelph. We look forward to the opportunity to review additional information, consultation amongst stakeholders, and opportunities to dialogue with subject experts.

Sincerely,



Paul & Gayle Rice

CC: Gary Cousins, County of Wellington Planning Department
Brad Whitcombe & Members of Council, Township of Puslinch
Liz Yerex, Grand River Conservation Authority
Residents of Puslinch Twp. on Maltby Rd. W.

May 3/07.

FYI ccd:

Carrie Musselman, Selen White - Planning/Parks.
Rogain Phillips, Michelle Thalen - Engineering
Liz Yerex - GRCA



30 April 2007

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAY 0 2 2007

City of Guelph
Planning and Building Services Division
59 Carden St.
Guelph, ON
N1H 3A1

Attention: Mr. Allan Hearn, Senior Development Planner

Re: Possible Widening of Maltby Road

In reviewing the material related to the proposed industrial subdivision at the corner of the Hanlon and Maltby Road, I came across the brief comment, "Maltby Rd widening by 5m". The comment was attributed to the City.

As residents of Maltby Road W., we wish to state categorically that we will not accept or agree to any proposal to widen Maltby Rd. West. We will not accept or agree to any proposal to alter its character from its present function as a residential road. This does not preclude reasonable improvements, provided those improvements have no impact on the surrounding environment or alter its fundamental character as a residential road.

The one possible exception might be the stretch of road between the Hanlon and proposed Southgate extension/ Maltby intersection. However, if that precipitates a need or demand by the city to alter the character of all of Maltby West, we will also oppose the extension of Southgate to Maltby. See also our separate letter regarding the proposed industrial subdivision and the need for additional traffic studies to identify the impact on Maltby and its residents.

Maltby is unsuitable for widening for the following reasons:

Maltby West, for approximately two-thirds its length between Gordon and the Hanlon bisects provincially and locally significant wetlands. There is no opportunity to widen the road without gross intrusion into those wetlands.

Maltby West is also bordered by a variety of extensive woodlands from mature mixed hardwoods to silver maple swamps and coniferous plantations.

Maltby West is located on the Paris Moraine very near the divide between the Hanlon Creek and Mill Creek watersheds. The moraine and its associated wetland and woodland complexes are essential groundwater recharge areas and widely accepted as requiring protection.

Maltby West also bisects a very large environmentally sensitive wetland/ woodland complex that extends from north-west in Guelph to south-east in Puslinch along the centre of the seventh concession (existing and former Puslinch). The Hanlon Creek Watershed Study and the city's own zoning of the area on the north side of Maltby confirms these features and need for protection. Materially altering Maltby would have significant negative consequences.

The other major issue here is one of trust and fairness. As residents of Puslinch, we took a keen interest in the City's request for additional lands in the early 1990's. We listened to the City's arguments with an open mind and in the end we reluctantly accepted the loss of a part of Puslinch when the City annexed the lands. We did not oppose the annexation, on the understanding that Guelph would service the lands between Clair Rd. and Maltby Rd. (then Puslinch Sideroad 15) with its own internal road network. We did not oppose the annexation on the understanding that Guelph would respect the Puslinch residents who lived along the new boundary roads and would, despite development on the annexed lands, minimize any negative

impacts on those residents. And, we did not oppose the annexation on the clear understanding that the City would not attempt to annex a further strip of land in order to further widen Maltby and negatively impact our residential properties.


We were fair with the City and we only ask that the City honour its agreement and be fair with us, your closest neighbours.

Sincerely,



Paul & Gayle Rice

CC: Gary Cousins, County of Wellington Planning Department
Mayor Brad Whitcombe & Members of Council, Township of Puslinch
Mayor Karen Farbridge & Members of Council, City of Guelph
Residents of Puslinch Twp. on Maltby Rd. W.

May 3/07
FYI ccd: Carrie Messelham - Planning
Liz Verex - GRCA
Rajin Philips, Michelle Thalen - Engineering
Helen White - Parks


COMMUNITY AND
DEVELOPMENT SERVICES

MAY 30 2007

Mr. Allan Hearn, Senior Development Planner
City of Guelph
Planning and Building Services Division
59 Carden Street
Guelph, Ontario
N1H 3A1

May 22, 2007

RE: Proposed plan of Subdivision 264, 348, 408, 452 Crawley Road and 385 Maltby Road West
(City of Guelph File 23T-06503/ZC-0617) (Southgate Business Park)

Dear Mr. Hearn,

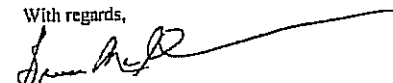
I am corresponding on behalf of my family as concerned citizens and residents of Maltby Road West regarding the proposed plans for the Southgate Business Park. I would also like to express our support of the recent communications, letters and documentation submitted by our neighbours Paul and Gayle Rice. The questions, concerns and cooperative approach that they have put forward is something that we too are in agreement with and feel will serve all parties without sparing the needs of the community nor the surrounding natural environment.

As Mr. Rice has stated clearly, there are several issues that we agree carry significant implications:

- 1) Preserving the residential quality of Maltby Road West for the many families, children and neighbours that have enjoyed the safe and peaceful place it is. It cannot be transformed into a four lane traffic artery without sacrificing that safety and communal integrity.
- 2) Conserving the surrounding lands that have been deemed provincially significant natural areas including wetlands, woodlands, plantations and important moraine and water recharge networks.
- 3) Managing the "by-products" of development – noise, nightlight and traffic flow. The proposed plans show traffic spilling out of the Southgate Business Park onto Maltby Road West. Could this flow not be kept within Southgate and towards the Crawley Road arteries?
- 4) Open collaboration and trust between the City of Guelph, Puslinch Township and the many residents who must rely on subject matter experts to make decisions that will profoundly impact the community and the precious environment intertwined within it.

Development and progress are inevitable. Our greatest hopes are that this future development will be executed with the fullest of respect – for the developers, the planners, the residents and for the natural endowment that this area of Guelph has been afforded over the years. The time is now for all of us, as concerned citizens and leaders, to ensure that we have our say and create something that will be outstanding!

With regards,


Bruce and Lisa MacEachern and Family

c.c. Mayor Brad Whitcombe and Members of Council, Township of Puslinch
Mayor Karen Farbridge and Members of Council, City of Guelph
Mr. Gary Cousins, County of Wellington Planning Department

May 30 2007
FVI cc'd: Astrid Claxton Applicant / [Signature]

108 Forest Street Application

Mixed Use Development on the 108 Forest Site

John R. Campbell

2007 Oct 31

Summary

I object to the proposal to build six professional offices, nine apartments and 12 townhouses on the one hectare 108 Forest site and the apparent willingness of the Guelph City Planning department to make land use designation changes to the Official Plan to accommodate it because:

1. Intensification of the older built-up area of the city is desirable to reduce urban sprawl, but **the density of the proposed development is excessive** at about two and a half times that of the surrounding neighbourhood.
2. **This is a poor example of a mixed-use development.** The point of mixed-use is reduction of automobile dependence by having businesses in residential areas that supply the needs of local pedestrians. But the proposed professional offices are automobile-oriented, drawing clients equally from the whole Guelph community. Hence the need for a large parking-lot on the site.
3. **Planning seems to favour mixed-use in residential neighbourhoods, regardless of impact.** The proposed development puts automobile-oriented business on a local street, squarely inside a neighbourhood now completely designated General Residential. Traffic will increase throughout the entire neighbourhood as office workers and visitors try to avoid the dangerous intersection at Forest and Edinburgh. The site is separated from the community shopping centre on Edinburgh by five residences on the south side of Forest and a park on the north. If 108 Forest has offices built on it, the likelihood increases that the five residences, three of which are rentals, will also become businesses.
4. **The school will be converted into a large building.** Re-use of existing buildings is desirable for environmental reasons, but it is unfortunate that the old unloved, building, of no architectural or historical value whatsoever, gave the developers the idea of building offices inside a residential area and gives them an argument in favour of doing so, since the single-storey building is more suitable for offices than residences. But the developers while converting the building to six offices, will also attach garages front and back, and add two more storeys on top for nine apartments. This makes for a large, incompatible building that dwarfs the houses around it and destroys the liveability of the small bungalow at 106 Forest.
5. **Height of townhouses and variances required to fit the townhouses on the site.** The four proposed three-storey townhouses are too high compared to abutting houses, too near to each other and neighbouring properties. They require a considerable number of variances to fit on the site. This particular objection is not discussed in this report.

General comments

The entrance to the site is on a local road and clearly separated from the commercial node on Edinburgh Rd., the nearest main road (arterial or collector), by five single detached houses, a distance of more than 100 m. (I use the term commercial node collectively for the nearby commercial buildings and offices, all of which are on Edinburgh including a community shopping centre at Municipal). The site backs on to an optometry business on Edinburgh but cannot be accessed through it. A map is appended (Figure 1). The proposed site density is much higher than that of the surrounding neighbourhood of single detached houses, and indeed at the equivalent of at least 27 Dwelling Units (DU)/ha much higher than the 17 DU/ha¹ average for the whole Old University and Centennial Neighbourhood, which is an area that was studied by the City starting in 2004 and resulted in a 2006 Community Improvement Plan (CIP)².

While we would prefer single-family detached houses, realistically most of us will settle for two-storey townhouses at a density somewhat higher than 17 DU/ha but not as high as 21 DU plus six substantial offices. But the great majority of owner-residents in the Old University area oppose allowing businesses of any form on this site or anywhere else in the area, all of which is now designated Residential in the Guelph Official Plan (OP)³. The boundaries of the areas are shown in the appendix, Figure 2, based on a map taken from the CIP⁴.

The Official Plan

The purpose of the OP is to guide future land use activity while paying attention to the needs of the Guelph community. It provides a basis for the Zoning By-Law which defines in detail what can be built. However, Planning can try to change the OP as it wishes but has to circulate notice of changes to owners in the affected neighbourhood and obtain Council approval.

Planning has indicated unofficially that it is willing to recommend a change to the land use designation of part of the 108 Forest Site from Residential to Mixed Office-Residential, which is necessary to accommodate the developers' proposal. However, it seems wrong to make an ad hoc change to a land use designation merely because of a proposal, when there is strong opposition from the neighbours. So there must be other reasons.

Why does Planning like the proposal?

The proposal has three elements that, at several meetings of residents, Planning declared they favour– intensification (increased density), mixed-use (offices and residential on the same site) and retention of the school building.

Planning's general support of intensification and mixed-use is consistent with the 2006 provincial document, "Growth Plan for the Greater Golden Horseshoe" (GPGGH) a set of provincial guidelines for development of communities in the Greater Golden Horseshoe (GGH) area.

The intent of GPGGH is to protect productive agricultural land and discourage urban sprawl, with its high infrastructure costs and dependence on the automobile. One of its specific mandates is that after 2015, 40% of new development in urban centres like Guelph has to be within the existing built-up area, now in the process of being defined⁵.

GPGGH stresses the need to build more compact, vibrant and complete communities in the GGH area and lessen automobile dependence. It prescribes more efficient use of land (intensification), mixing land use (some combination of residential, retail, office, recreational, etc. to make neighbourhoods more walkable) and improved public transit.

The complete community is probably the whole of Guelph. The walkable neighbourhood for us who live near 108 Forest might arbitrarily be defined as the 256 hectare Old University and Centennial Neighbourhood, roughly 2 km by 1.25 km.

What is intensification?

Intensification is defined in GPGGH as “the development of a property, site or area at a higher density than currently exists, through redevelopment...development of vacant or underutilized lots...infill development...expansion or conversion of existing buildings.”⁶

This definition does not include a comparison standard, which presumably depends on the location of the site. Also, the OP favours intensification and multiple-unit housing in the downtown and its environs⁷, which includes the Old University neighbourhood. So Planning wants a higher density for 108 Forest than that of the surrounding neighbourhood, probably even higher than the 17 DU/ha average for the whole Old University and Centennial neighbourhood. The houses in the vicinity have a density of roughly 11 DU/ha.

What is mixed-use development?

GPGGH defines mixed-use only indirectly, first, in “Population and employment growth will be accommodated by...(d) reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments”⁸ and, second, in the definition of **Compact Urban Form**:

A land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to transit and reduced need for infrastructure⁹.

The OP contains a position similar to the GPGGH on mixed-use: “promoting mixed land uses in appropriate locations throughout the City to provide opportunities to residents to live, learn, work, shop, recreate, gather and worship in close proximity.”¹⁰

A working definition that I like comes from a 2006 conference in Florida on mixed-use development, attended by mostly American developers belonging to several industry associations:

A mixed-use development is a real estate project with planned integration of some combination of retail, office, residential, hotel, recreation or other functions. It is

pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl.¹¹

While any close proximity between residential and any kind of business can be called mixed-use, the above quotations advocate mixed-use development as a means of reducing automobile dependence and infrastructure costs. This requires provision of services in residential areas that are oriented to people living within walking distance.

The OP now designates the whole Old University area as Residential¹², a designation that allows schools and churches, zoned as Institutional, on main roads (arterial or collector) and Forest is neither.

The OP designation defines at a general level the allowable use for all parcels of land within the City. The designation affects the zoning permitted. Zoning by-laws implement the OP at a detailed level by restricting the use of land and the manner in which buildings or structures are located on a property. The relationship between designation and zoning is not a simple hierarchy.

A Residential designation also allows small businesses on main roads, zoned as Convenience Commercial^{13, 14} which in theory supply services mainly to local residents. Convenience Commercial businesses should be pedestrian-oriented but often rely substantially on passing automobile traffic.

City planners may use the land use designation Mixed Office-Residential¹⁵, along with Office-Residential zoning, to allow the co-existence of residences and offices. Such sites do not have to be on an main roads, although they generally are for reasons of accessibility. Offices may be pedestrian-oriented but are more likely to be highly automobile-dependent. To succeed financially, pedestrian-oriented businesses of any kind should be located in a densely populated area, like downtown.

Is 108 Forest a good site for mixed-use?

The 108 Forest site is neither downtown nor in a heavily populated area. The site is clearly a poor one for pedestrian-oriented business. At one hectare it is a small site internal to an OP-designated Residential area.

The businesses proposed for 108 Forest are professional offices, including medical, which will be highly automobile-dependent businesses attracting users equally from all over Guelph and district, who will generally drive to their appointments. The offices could work just as well anywhere in the City. There must be commercial properties available in Guelph that could be developed as medical and other offices. But Dr. Friars bought this site in a Residential area at a good price, hoping he could persuade Council to change its designation. He believes that the existing school building can be profitably adapted for medical and other offices. He may be right for it is an attractive residential neighbourhood that we residents are trying to keep that way.

So this is a situation where developers are trying to finesse automobile-dependent offices into an exclusively residential area because offices are more profitable than residences, using the argument that there is an existing building that can be converted into offices, with a Planning department that is highly motivated to intensify and mix uses in spite of strong neighbourhood opposition. After the proposed townhouses are built there would be residences on three sides of this small, isolated business development, and the park on the other side of the road.

The development is technically mixed-use because of proximity of businesses and residential but it will be accessed on foot only by the few workers and users who happen to live nearby – nearly all will be driving. If it were not for the existence of the school building nobody would suggest mixed-use on this site.

“Mixed-use” in the broader sense of the term typically denotes retail stores, offices and restaurants bordering the main streets, with apartment buildings above the stores and round the corner, and nearby schools and churches. This is what you see in downtown Toronto, Montreal, New York, and old European towns but is difficult to make work anywhere in Guelph because of low population density, especially on quiet, sparsely-populated Forest St.

What does the Community Improvement Plan say?

Figure 3 is a copy of page 52 of the CIP. The CIP discusses 108 Forest and the Edinburgh corridor on the same page because of their physical proximity¹⁶. It carelessly uses “site” to first, describe 108 Forest and the Edinburgh Corridor together, second, 108 Forest separately and third, the Edinburgh Corridor separately. The Edinburgh Corridor is not defined but from the picture on page 53 of the CIP (not included) seems to be the area between Forest and Bellevue on both sides of Edinburgh.

In the third sentence on page 52, the CIP identifies 108 Forest as suitable for residential intensification. That is all it says about 108 Forest as the report moves on to discuss the Edinburgh corridor for which it suggests reconfiguration and a mix of uses. At a meeting held on July 29, Planning was still arguing that the CIP suggested mixed-use for the 108 Forest site but a careful analysis of the badly punctuated page shows that it does not. Residents who were involved in the process state that offices were never suggested.

Figure 1 shows the park and the zoning of all the nearby sites. R.1B is Residential detached homes, C1 is Convenience Commercial, C1-1 and C1-8 are Specialized Convenience Commercial, P.3 is neighbourhood park, I.1 is institutional and would be changed under the proposal to part Specialized OR (Office-Residential) and part Specialized R.3A (Cluster Townhouse), CC is Community Shopping Centre¹⁷. Note that “Specialized” means that variances are allowed from the standard zoning rules.

The old school building

The Planning Department says one reason it favours mixed-use on this site is its desire to use the existing school building.

There is in the OP the statement:

In order to promote the "sense of place" which is found in many older neighbourhoods and districts, the City will encourage the retention, reuse and intensification of existing prominent community facilities (e.g. neighbourhood schools, churches, recreational buildings)¹⁸.

Nobody suggests that there are any architectural, historical or sentimental reasons for preserving the St. Paul building. It is a single-storey, functional 1960s building that is definitely not prominent. Rather it is just a pile of bricks and mortar. If it ever gave anybody a "sense of place" it will not do so after the builders are finished with it for it will effectively be swallowed up by the extensions. Then it will become prominent and offensive.

While it is always a good idea to re-use if possible, the amount of change proposed to the structure goes well beyond minor modification and re-use. The developers claim correctly that it would be easier to modify it for business than residential uses. The developers also propose major extensions to the school building's footprint for parking garages at the front and rear plus the addition of two-storey apartments on top to create a what will be a relatively large mixed office and apartment building 3 m away from a small bungalow, whose liveability will be destroyed. Clearly they are using the existence of this building, about which the neighbours are at best indifferent and which will effectively disappear after it is modified, as leverage to get businesses on the site.

Whatever the cost and environmental savings are of keeping the existing school building they are not sufficient to justify a redesignation of that part of the site as Mixed Office-Residential, which allows the developer to keep the 3 m sideyard and build two-storey apartments on top of the school. If it were rezoned as an infill apartment the sideyard would have to be half the height of the building which would be over 10 m (33 ft) in height, ie the sideyard would, assuming no variance, have to be over 5 m wide.

Why do the residents oppose mixed-use on this site?

The Old University neighbourhood is an attractive 100% residential neighbourhood apart from a few businesses on the surrounding arterial roads. However, some of the houses near the 108 Forest site are small and old-fashioned, therefore not particularly appealing to people with young families. So the character of the neighbourhood is changing with many houses occupied by retirees and many others owned and rented out by investors. The owner-residents generally do not object to replacement of older houses by newer houses, or to residential infill, for this does not change the neighbourhood character, but they are fearful of business incursion, which will. While we know that the commercial office development planned for 108 Forest is a relatively minor incursion, Planning Department support for it might be interpreted as a belief that they consider everything between 108 Forest and Edinburgh is potentially destined to become part of the commercial node. Thus the main concern of resident property owners is that allowing businesses on this site could be the beginning of an unwanted trend.

More specific objections centre around the parking requirements of offices, especially medical offices, which will turn much of the site into a large asphalt-covered parking lot and increased traffic in the whole Old University neighbourhood, especially with the near-impossibility of turning left from Forest on to Edinburgh.

Conclusion

Planning has before it a tax-generating, development proposal that parachutes offices into a purely residential area and wants to rationalize it somehow. It wrongly tries to use the CIP and saving the school building to do so. Planning is very keen to get mixed-use projects going in the middle of inner-city residential neighbourhoods, and may not be considering whether or not they are good mixed-use developments and whether or not they endanger the character of the neighbourhood. This is not a large-scale, planned, mixed-use development that has anything to do with increasing neighbourhood walkability. This is a small opportunistic, mixed-use, automobile-dependent proposal on a local road that could set the dangerous precedent that offices inside residential neighbourhoods are acceptable when a developer asks for them regardless of appropriateness of site location. In addition, a Mixed Office-Residential designation, followed by retention and heightening of the school building will make for a very large, neighbourhood-incompatible building that will make the house next door unliveable.

¹ (CIP) Community Improvement Plan for the Old University and Centennial Neighbourhood, p 21, http://guelph.ca/uploads/PBS_Dept/planning/documents/OUNC%202006.pdf

² Ibid., p 7

³ (OP) Guelph Official Plan, p 84 and Schedule 1 map

http://www.guelph.ca/uploads/PBS_Dept/planning/documents/Official_Plan_Nov.2006.pdf

⁴ CIP, p 7

⁵ Growth Plan for the Greater Golden Horseshoe, (GPGGH), p 14,

<http://www.pir.gov.on.ca/english/growth/gghdocs/FPLAN-ENG-WEB-ALL.pdf>

⁶ Ibid, p 43

⁷ OP, p 85

⁸ GPGGH, p 14

⁹ Ibid., p 41

¹⁰ OP, p 9

¹¹ Presentation at 2006 conference on mixed-use development, slide 8

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=5660>

¹² OP, Schedule 1

¹³ Ibid., p 91

¹⁴ Convenience Commercial (C.1) Zones,

http://guelph.ca/uploads/PBS_Dept/zoning/documents/zoning_bylaw/SECTION%206.pdf

¹⁵ OP, p 119

¹⁶ CIP, p 52

¹⁷ Zoning By-Laws, (Residential Zones, Commercial Zones, Park Zones) Descriptions of zones. Zoning maps. [City of Guelph](http://www.guelph.ca)

¹⁸ OP, p 21

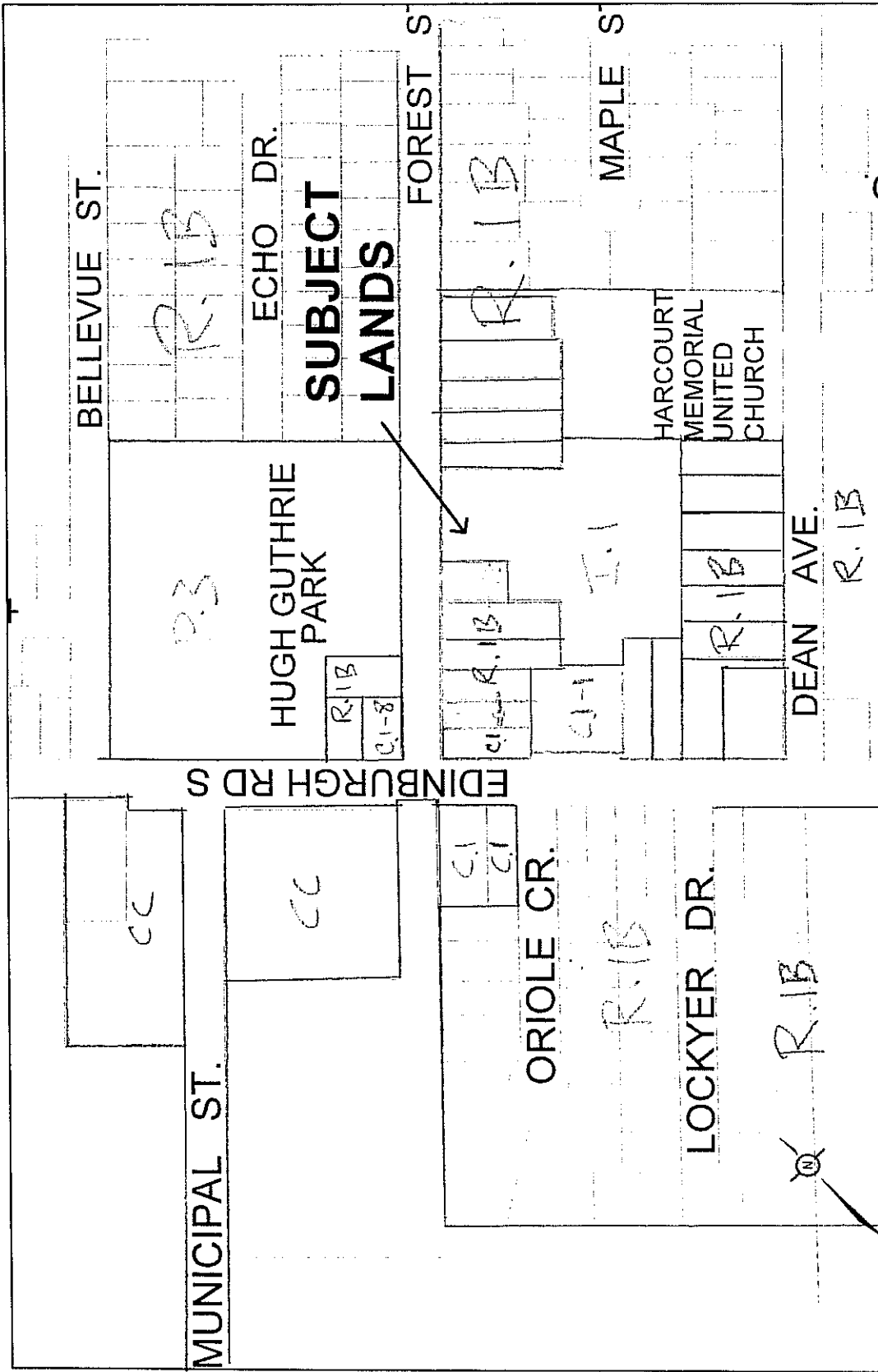


FIGURE 1

1.5 Plan Boundaries and Area Description

The area of the Community Improvement Plan includes the entire Old University neighbourhood and the northern portion of the Centennial neighbourhood. Figures 2A and 2B illustrate study area boundaries.

Figure 2A: Study Area Boundaries

Old University and Centennial Neighbourhoods
Community Improvement Plan Area

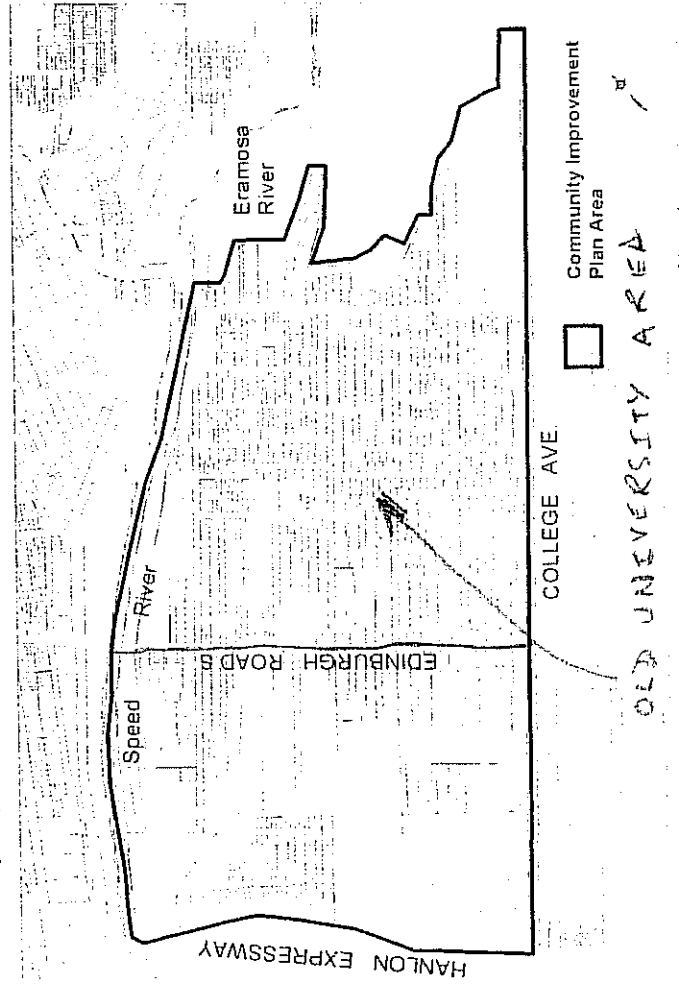


Figure 2B

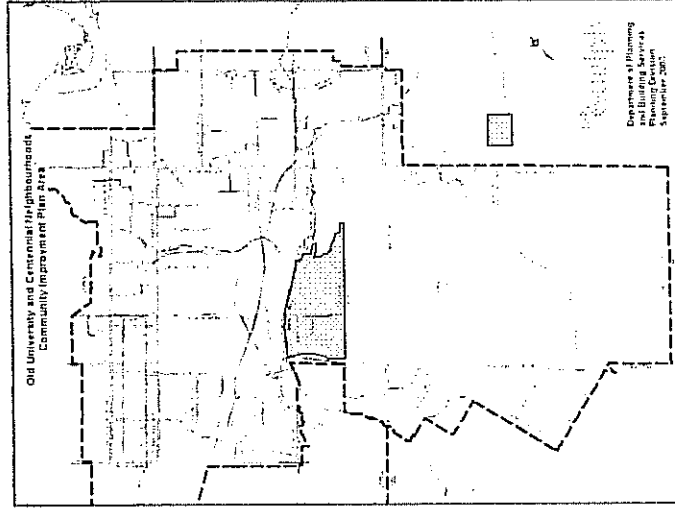


FIGURE 2

4.2.2. St. Paul School and Edinburgh Corridor

St. Paul School and the Edinburgh Corridor were treated as one site given their close proximity. St. Paul School closed in 2004. The 1 ha. site could be redeveloped for a cluster townhouse development for approximately 30 dwelling units. The Edinburgh Corridor needs the residential and commercial uses clearly defined and an enhanced visual/pedestrian connection made between the commercial plazas on the west side of the road and park space on the east. The options for development from the design charrette looked at a number of road reconfigurations which are unlikely due to the importance of maintaining a north-south transportation corridor for the City along with linked interior roads (See Appendix D). Urbanizing the western edge of Hugh Guthrie Park could present one means of enhancing the connection between the park and commercial uses and creating a street edge and better pedestrian environment. A quick market assessment of the site suggests reconfiguration of the existing commercial space rather than expansion of the use. Suggestions include encouraging a mix of uses and creating a better streetscapes with the buildings at the front and parking moved to the back of the properties. One exception to commercial expansion would be the two residential properties that directly back onto the park at Edinburgh Rd. S. and Forest St. The redevelopment of these two residences to community supportive commercial uses would provide a nice connection to both the park space and commercial uses on the west side of Edinburgh Rd. S. Any further commercial or office use along Edinburgh Rd. S. in the short term should be discouraged in order to maintain the residential character of the street.

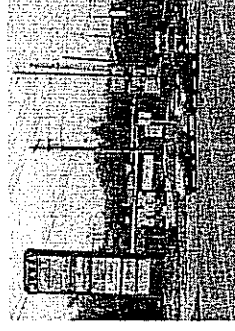
Streetscape improvements would also be welcome in the area. The improvements could help connect both sides of Edinburgh Rd. S. The residents' willingness to accept intensification in the area was evident with one scenario showing the development of townhouses along the eastern edge of the park which would create "eyes on the park". The general redesign of Hugh Guthrie Park was also highlighted given its limited use by residents. A development assessment of the lands would be helpful given their previous landfill use. See Figure 13.

Principles for Development

- Create a beautiful street with slower traffic and safe pedestrian and cycling routes
- Create Hugh Guthrie Park as a vital focus for the neighbourhood centre
- Provide a mix of uses with a focus on new forms of residential uses to create and support a neighbourhood centre and to animate the park



St. Paul School



Edinburgh Corridor

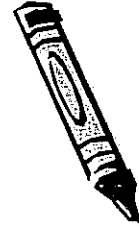
FIGURE 3

Comments on proposal to develop St Paul's School site: 108 Forest Street



30 October 2007
Sarah Lowe, !

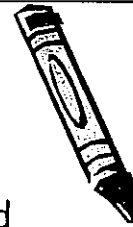
- Guelph since 1973
-
- Objection letter 12 March 2007
- Focus group meetings
- Growth Management Strategy meeting and workshop



1

Concerns about the proposal (summary)

- Not compatible with the neighbourhood character
- Inappropriate mix of uses and excessive intensification
- Unacceptable impacts on adjacent residents, despite changes
- Following comments focus on Dean Avenue residents



2

Character of the neighbourhood is worth preserving

- Established, quiet streets- Forest, Dean, Talbot, Maple, Rodney, Echo
- Edinburgh (arterial) easily walkable for area residents; is over 100 metres from school building
- Mature tree canopy along streetscape
- Modest single family homes built in 40's and 50's
- Mixed community of families, retirees, students



3

Forest, Dean and Talbot



Forest
looking west



Dean looking west



Talbot looking north



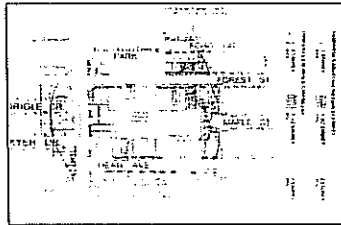
4

Houses are predominantly bungalows

Large majority (over 90%) of abutting buildings are less than 2 storey (12/13)

Large majority (70%) of buildings within 120 metres are less than 2 storey (53/76)

Not one 3 storey home in entire area



Neighbourhood

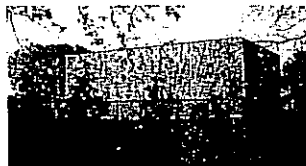


Dean Avenue homes

5

School is already on a hill

- School already 2 - 3 metres higher
 - 2.5 storeys will look like 3.5 storeys
- Proposal includes 1.5 - 1.8 metres of fill:
 - retaining wall/berm as high as existing fence
 - affects appearance/drainage/salt



South of school



East of school

6

5 massive buildings, large parking lots and 3 multiple garages are not compatible!

- The site is overdeveloped: scale of buildings too large, and too dense (84 people/jobs compared with 50 required)
- 3-storey condos and office/apartments tower over neighbours: massive, incongruous appearance
- Large number of variances show the buildings are too close to each other and to the abutting neighbours
- Extensive parking lots and 3 multiple garages beside school are inconsistent with this being a neighbourhood amenity
- Serious lack of green space, in east side development (Office/Residential has no green space policy)



7

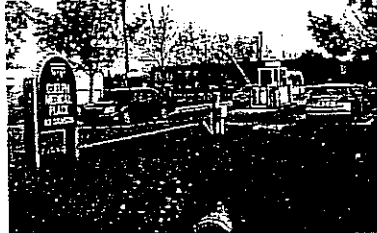
Unacceptable impacts from mixed use, building size and density

- Unattractive viewscape of massive buildings, 2 multiple parking garages to south, large paved parking lots and dumpster
- Reduced landscaping and amenity areas, inadequate buffers or transition zones to protect abutting yards
- Third story condos and balconies, and school roof patio mean loss of privacy
- Excessive noise from 27 condos/offices and internal roads and approximately 100 autos, 81 for school building alone
- Light pollution from office use: autos, lit signage and building security
- Air pollution, garbage disposal in parking lot behind our back yards, potential for snow plowing onto fences, and water and salt draining into gardens
- More traffic on residential streets in area
- Developers' changes are improvements but do not solve key issues



8

Further worries about site plan unknowns



- Important details are left to the next stage (site plan control).
 - This is too late
- Need detailed plans showing transition zones and buffer strips
- Will there be a controlled entrance? Office/medical signage? Security lights? Retaining walls? Garbage dumpsters?



9

Conclusion: Proposal should be re-worked

- Office/medical use has high impacts, especially when combined with condos and apartments: plan amendment should be rejected
- Can accept reasonable infill/intensification to satisfy Growth Plan
- While the City completes Growth strategy, infill needs extra care over compatibility with existing low density neighbourhoods
 - Intensification needs to be significantly reduced: fewer, smaller buildings, less density, fewer autos
 - Larger transition zones/buffer strips/setbacks and amenity areas/green space
- Conditions of residential infill approval should include a 2 storey maximum, no reduced setbacks, wider buffers, more green space, preservation of elm tree(s).
- Conditions of approval should require site plan approval to be a public process
- City's updated Official Plan needs clear policies for infill



10

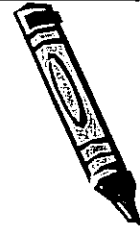
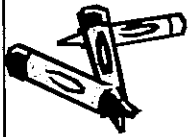
Thank you



This is the first infill application since the Growth Plan

The site has so much potential!

It could be a showcase for well planned infill that adds value to our neighbourhood.



Attachment: Sections of the City of Guelph Official Plan (letter 12 March 2007)

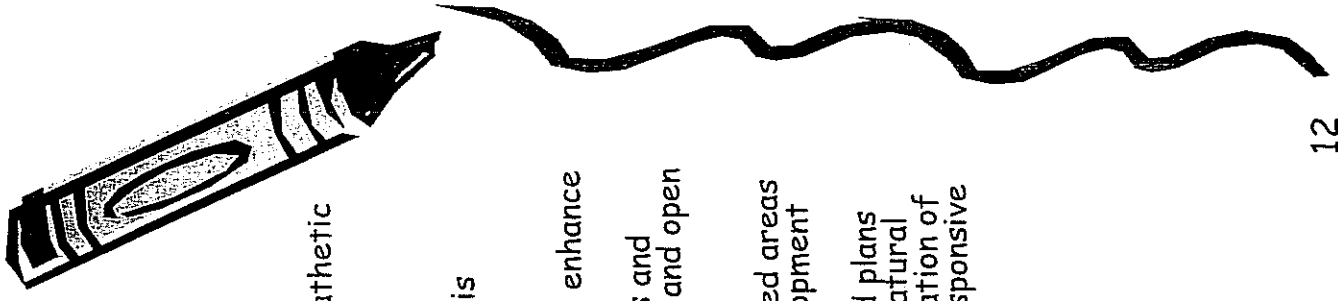
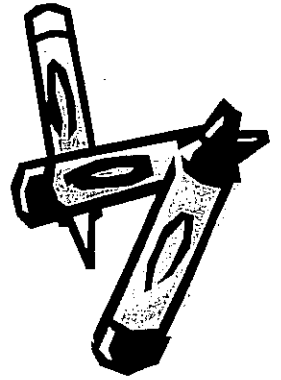
- 2.3. Major goals of the Official Plan:
6. Ensure that any development in established areas of the City is done in a manner that is sympathetic and compatible with the built form of existing land uses

3.3 Urban Form Policies

- 3.3.1. a) Encouraging Intensification and redevelopment of existing urban areas in a manner that is compatible with the existing built form

Character of Development in Older, Established areas

- 3.6.17 The City will encourage the design of public works and new development to strengthen and enhance existing distinctive landmarks, neighbourhoods and districts within Guelph
1. The city shall ensure that new development located within existing, established neighbourhoods and districts is designed as an integral part of that area's existing larger pattern of built form and open spaces, and that it reinforces and complements the existing range of building mass, height, proportion and orientation of buildings relative to the street
2. The city shall encourage the preservation of the existing pattern of setbacks in the established areas of the City where road widths and parking facilities are adequate. This is to ensure that development proposals do not significantly alter the streetscape.
4. When a development proposal is considered in the older, established areas of the city detailed plans may be required to illustrate the relationships of the proposal's built form to the existing natural and cultural environment and to the public realm. The plans will address the physical integration of the project with surrounding areas and encourage the creation of an environment that is responsive to pedestrian, cyclist and public safety



Attachment: Sections of the City of Guelph Official Plan (letter 12 March 2007)

7.2 Residential

Objectives

d) to maintain the stability and character of the built forms in existing residential neighbourhoods.

7.2.7. criteria 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

7.2.27 Non residential uses shall be developed in a manner that is compatible with the adjoining residential properties and which preserves the amenities of the residential neighborhood

1.....non-residential uses shall:

b) Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties

c) Have adequate landscaping and screening to promote compatibility with adjacent activities

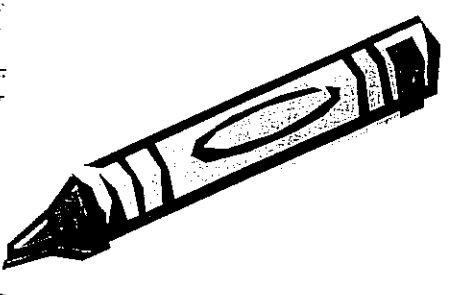
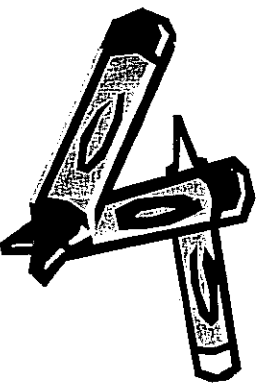
General residential Land use designation

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

7.2.34.

"Residential lot infill, comprising the creation of new low density residential lots within 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 3.6 of this plan. More specifically residential lot infill shall be compatible with adjacent residential environments with respect to the following:

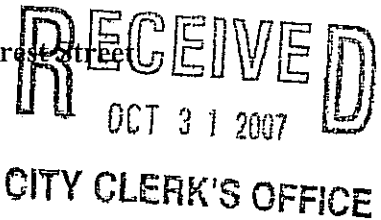
- a) form and scale of existing residential development
- b) Existing building design and height
- c) setbacks
- d) landscaping and amenity areas
- e) vehicular access circulation and parking



Response to the Mixed Use Development Proposal for 108 Forest Street

By Bruce Ryan

October 30, 2007



A couple of years ago, I heard a rumour that the St Paul School building at 108 Forest Street might be turned into a medical office development. I now suspect that this rumour might have been based on a letter sent in June 2005 from Dr Friars (one of the developers) to the Old University Residents Neighbourhood Association (OURNA) in which he requested feedback on a proposal to put medical offices in the school building. He stated in that letter that the existing building would receive only cosmetic treatment and that no other alterations to the site were anticipated. Although I was not involved in any of those early discussions of the proposal, my initial response, on hearing the rumour, was brief and unreflective. Not a bad idea, I thought. I now realize this was an extraordinarily shallow reaction. I had simply not thought through the implications of such a development.

When I saw the formal proposal in February of 2007, I was horrified initially by the sheer scale of the planned development. It was radically different from what I had heard about and from what was offered to the OURNA in 2005. The school building had grown into a monstrosity of a structure and the green spaces were now to be filled with condominium structures that were far too large for the site. It was clear to me that I had to reflect considerably more deeply on the developers' plan.

At the end of May 2007, I attended the helpful information night on the ground rules that the Planning Department uses in making recommendations on development proposals for the City. During that evening I learned that the key documents to consider are the Official Plan for the City of Guelph and the *Growth Plan for the Greater Golden Horseshoe*. In preparing for this submission, I took care to familiarize myself with both documents and have tried to use them as the basis for my expressions of concern over the development proposal.

Where Do I Stand on the Issues in the Proposal for 108 Forest Street?

1. I am in favour of more intensive housing for the school site. Something like 21 two-storey townhouse units seems very reasonable. This number would provide a much greater density than the in the neighbourhood currently and it exceed the 50 persons per hectare density the province has been encouraging.
2. I am implacably opposed to the office use component of the proposal. It is not appropriate for a purely residential area.

While I feel the proposed stacked townhouse structures in the development plan to be far too large for the site, I have chosen to focus on the mixed use component of the proposal because I believe that it is the intended retention of the school building that has blocked any reasonable planning for the townhouses. In my view, the negotiations between the developers and the neighbours failed to resolve our concerns over the townhouses because we never got an opportunity to discuss how to best intensify the housing component. If the school building were not on the site, the way to a creative solution to the housing intensification challenge from the Province in *Places to Grow* would be opened.

The City of Guelph Official Plan

Recommendations regarding amendments to the Official Plan, as is requested in the mixed use development proposal for 108 Forest Street, take into account the key tests specified in Section 9 of the Official Plan. This section spells out eight issues that must be considered. These are:

- a) *The conformity of the proposal to the goals and objectives of this Plan;*
- b) *Suitability of the site or area for the proposed use, especially in relation to other sites or areas of the City;*
- c) *Compatibility of the proposed use with adjacent land use designations;*
- d) *The need for the proposed use, in light of projected population and employment targets;*
- e) *The market feasibility of the proposed use;*
- f) *The extent to which the existing areas of the City designated for the proposed use are developed or are available for development;*
- g) *The impact of the proposed use on sewage, water and solid waste management systems, the transportation system, community facilities and the natural environment; and*
- h) *The financial implications of the proposed development.*

Elements a, b and c in this list are concerned with conformity, suitability and compatibility. It seems reasonable to assume that if the proposed use does not conform to the goals and objectives of the Plan, and is neither suitable for nor compatible with buildings and uses in nearby areas, it fails one of the key tests of Section 9.3.

Even if it can be demonstrated that there is a community need for the project (element d), that it has market feasibility (element e), that there are limited areas in the City available for such developments (element f) and that the service infrastructure and funding can cope with the development (elements g and h), the failure to satisfy the key conformity, suitability and compatibility requirements of the Official Plan is enough to refuse the request to change the use designation of the area.

Dealing with the Official Plan's Goals and Objectives

Section 9.3.2 (a) requires that the conformity of any proposal be determined by considering the "goals and objectives of this Plan". This is not a straight forward task. *Section 2.3 Major Goals of the Official Plan* lays out 23 goals intended to guide development planning. They are stated in very general language and, in essence, describe the values and qualities that ought to characterize life for Guelph citizenry. *Section 3: General Development* lists 11 general development objectives that are somewhat more specific in nature although they remain, as the section title suggests, very general. Indeed, if one were to restrict the assessment of the acceptability of almost any development proposal to a consideration of these general goals and objectives, it might be impossible to disallow any form of development; all proposals will, if they are not fundamentally hostile to the physical and social environment, advance life in the City by some measure and satisfy the intent of most of these general statements.

It is only in the more specific objectives of the further sections of the Official Plan that one finds guidance focused enough to make determinations of development conformity, suitability and compatibility. Through a consideration of a *combination* of these more detailed development conditions and requirements, we can determine whether a particular development proposal is consistent with the full range of development goals and objectives contained in the Official Plan. When the policies concerning *Section 3.6 Urban Design* and *Section 7 Land Use* are examined in combination, it becomes clear how mixed use developments, for example, have to be judged and evaluated in relation to residential areas.

Recognizing the Impact of the *Places to Grow Act* and the *Growth Plan for the Greater Golden Horseshoe* (GPGGH)

While the request for the development at 108 Forest Street is being made under the rules of the current Official Plan, the principles and values articulated in the GPGGH must also be acknowledged because communities are being asked to reflect on the intent of the *Places to Grow Act* as they move forward with development approvals and as they modify, as they must, their Official Plans.

Of particular importance for the 108 Forest Street proposal, the GPGGH places a significant emphasis on complete communities (in this case, the whole City of Guelph) which contain compact urban forms in walkable neighbourhoods (in this case the Old University Neighbourhood). Such neighbourhoods may be seen as including smaller commercial and personal services that meet the daily needs of neighbourhood residents. Mixed-use that meets the needs of the wider, complete community or even the extended region are considered in the GPGGH as best located on what it terms *intensification corridors* which are located along major roads, arterials or higher order transit corridors.

Addressing the Mixed Office-Residential Use Proposal

I have very serious concerns about allowing any non-residential use (outside of the already approved institutional uses that could be placed on the site as it now is) at 108 Forest Street. Forest Street is a neighbourhood street designed only for the use of residents who drive or walk to and from their homes to places of employment, commerce and school.¹ Any commercial or office use on the site would most likely initiate a steady and gradual commercial conversion of the five houses between the entry to the school site and Edinburgh Road. The commercial node would spread from Edinburgh down Forest Street into the neighbourhood. This would not be a healthy change to the community.

Is the mixed use proposal for 108 Forest Street intended to develop a walkable neighbourhood? It is true that medical and other professional services are planned for the site and it is also true that some residents in the neighbourhood might use such services. The reality, however, is that people from all over Guelph and from further would drive to the site to receive services. Part of the developers' reasons for choosing this site is that they claim there is a shortage of medical office space in the City. In other words, if they could find the space somewhere else, they would not need to place their offices on Forest Street. They know their services are not intended primarily for local residents. The primary intent of this

¹ It is not, as is indicated in the developers' traffic study, a collector street; it is not included in the inventory of arterial and collector roads in the Official Plan (Schedule 9A).

proposal is not to create a walkable neighbourhood; the intent is to create offices to serve the needs of the whole of Guelph.

While the *GPGGH* encourages walkable neighbourhoods, it also clearly indicates that non-residential uses not intended for local residents should be located in intensification corridors which are located on arterial or collector roads. The City's Official Plan in Section 7.2.27 is also consistent with the *GPGGH* in requiring non-residential uses be located on arterial or collector roads; indeed, the OP states that such uses *shall* be on major roads.

But the proposal for 108 Forest Street is exempt from the stern requirements of Section 7.2.27. The proposal is for Mixed Use Office-Residential which is the concern of Section 7.6. In particular, 7.6.4 states that:

The implementing Zoning By-law will recognize existing uses. New mixed use or single use office/personal service activities may be permitted, subject to an amendment to the Zoning By-law. The following criteria will be used to assess the merits of a development proposal.

- a) *Building, property and ancillary structure design to be compatible with surrounding properties in terms of form, massing, appearance and orientation;*
- b) *Adequate parking, loading and access are provided; and*
- c) *Adequate municipal services are available.*

Regrettably, the requirement that such a development be placed on an arterial or collector road is absent in Section 7.6 Mixed Office-Residential. Ironically, if the proposal had contained a *complementary use*,² the development would be required to satisfy the requirements of Section 7.2.27 which states that such developments shall be on arterial or collector roads. Given that the proposal is clearly not directed toward serving the local residents, it appears to be outside the arterial road restriction. To my eyes, this situation is fundamentally illogical.

On what basis, then, can we object to the development proposal? Section 7.6 spells it out. We must consider the compatibility and suitability of the building and property in terms of *form, massing, appearance and orientation*. We also need to think about *parking, loading and access* as well as the *adequacy of municipal services*.

We should first, however, pause to consider the nature of the proposal and the character of the neighbourhood.

What is the Nature of the Proposed Development for 108 Forest Street?

The proposed development for the one hectare St Paul School site is comprised of five buildings involving a set of offices and two different housing forms:

² Defined in the OP as a service particularly focused on the local residents.

1. The existing school structure will house medical and professional offices with a total floor area of 1500 square metres. The general look of the office facility will conform to that of an industrial mall with offices opening along the side of the building with parking spaces to customers and clients spread along the mall front. Each of the offices will have a rear door exiting from the building along a narrow sidewalk to be placed on the eastern side of the structure.
2. Nine two-storey apartments are to be constructed on top of the existing school building which will occupy a footprint of roughly 82 metres by 25 metres (with the addition of a set of garages built onto the end of the building facing Forest Street). The building side will show a wall from ground level to about 12 metres including the sloping roof with dormers. This structure can only be described as massive. In fact, it might be the largest building in any purely residential area in Guelph that is not on an arterial or collector road.

Entrances to the condominium units toward the Forest Street end of the structure will be located on the office parking lot side. Another three entrances for the condominium units further along the building will be located along the eastern side of the building on the very narrow strip of land between the development property and the neighbouring house. They will share this sidewalk with the rear doors to the offices.

3. Four large stacked townhouse structures with three dwelling units in each structure. The proposal indicates 12 apartments will consist of approximately 2400 square feet each on a single level. These structures are estimated roughly at 75 feet by 40 feet in size. These buildings are very large in relation to the neighbourhood structures. The fact that the developers are asking for many variances under zoning regulations is evidence that the buildings are too large for the site in absolute terms.

In addition, these structures will be sited with a very large number of parking spaces that are primarily required by the office use also proposed for the site.

On the Basis of Form, Massing, Appearance and Orientation, Should the Mixed Use Proposal be Approved?

The first step in this assessment process is to consider the characteristics of the surrounding neighbourhood housing and then reflect on the nature of the proposal with respect to form, massing, appearance and orientation and then.

The Character of the Surrounding Neighbourhood

The community surrounding the site at 108 Forest Street is overwhelmingly comprised of single family dwellings. The only exception is the commercial node that is located on Edinburgh Road some 100 metres from the entrance to the development property.

Of the 14 buildings that are abutting the site, nine or 65% are single storey structures, three or 22% are 1½ storeys and one house is 2 storeys and the church gymnasium is 2 storeys. Over 85% of the abutting buildings are less than 2 storeys high. If the buildings within the 120

circle of development notification are considered, the housing remains overwhelmingly low rise with 48 or 63% being single storey structures, five or 6% of buildings being 1½ storeys and 23 or 30% being 2 storeys. Even within the wider area, the housing is still very largely low rise with 70% of the dwellings being less than 2 storeys.³

While there is some variability in the look of individual houses and their set backs from the street, the presentation of the dwellings to the street are highly uniform with house frontages comprised largely of windows into a main living area, a prominent front door, and, in many cases, a single or double garage integrated into the house structure.

The lot sizes vary from 50 to 75 foot frontages with depths that vary from 100 to 200 feet. Being an older and very settled area of the city, there is a good deal of green space with mature trees.

Directly across the street from the development site is Hugh Guthrie Park, which serves as a neighbourhood green space and sports field.

As a street, Forest Street is clearly a local residential street intended to transport neighbourhood residents to and from their homes. It extends for about 750 metres and ends in a T intersection at Mary Street.

Assessment of the Mixed Use Office-Residential Proposal for 108 Forest Street

The repeatedly stated goals of the Official Plan require that new housing ought to be sympathetic to and compatible with existing housing and that it should be built in ways that minimize visual change and potential conflict between housing forms. The achievement of these goals is determined by examining a variety of conditions as specified in the several policies of the Official Plan. The key assessment components, including those outlined in Section 7.6 that pertains particularly to Office-Residential uses are:

- Building form, mass, height, scale and siting
- Design, appearance, siting
- Setbacks and the manner in which the streetscape is addressed

Each of these conditions as they relate to the proposal for 108 Forest Street will be considered in turn.

Building form, mass, height and scale. About 85% of the housing abutting and in the wider neighbourhood is of single or one and one-half storey character. The character of the area is low rise combined with low density. The proposed mixed use building is radically different.

The renovated school building with the two storey condominium units on top results in a building that is highly incompatible with the nearby buildings. Its mass is enormous while the neighbourhood housing is not. The conflict it creates with the small bungalow next door at 106 Forest Street is particularly nasty in part because it is only about three metres from the

³ These ratios stand in contrast to other recently approved three-storey townhouse developments where 70% to 85% of the surrounding housing has been two or two and a half storeys high.

neighbouring fence line. While this distance is not unusually troublesome with conventional housing, the fact is that this structure will form a wall 80+ metres long and 12 metres high. It will have a huge negative impact on its neighbour and largely destroys any sense of scale or quality of outlook.

The size and massing of the planned structures are clearly not consistent with the Official Plan requirement that there be a sensitive accommodation to the nearby housing features and sense of place. Instead, the impact is one of conflict, hostility and incompatibility.

Design, appearance and siting.

With respect to siting, however, the real crime in this proposal is the plan for the condominium apartments on top of the school. We have already noted the incompatibility of this enormous structure looming over the property to the east of the existing school building. This property consists of a very small single-storey bungalow of about 1000 square feet in area. The four photographs on the next two pages show the property at 106 Forest Street in relation to the school building. Image 1 shows the overall view of the site and offers a clear picture of the nearness of the two structures to each other. When the additional structure is built on top of the school it will rise higher than any of the trees showing in the picture. Image 2 shows what the view of the building will be like from the patio area near the rear entrance to the house. Note that the ground level of the school is already about one metre above the ground level of the property. This difference in ground levels will only intensify the sense of height difference between the two structures.

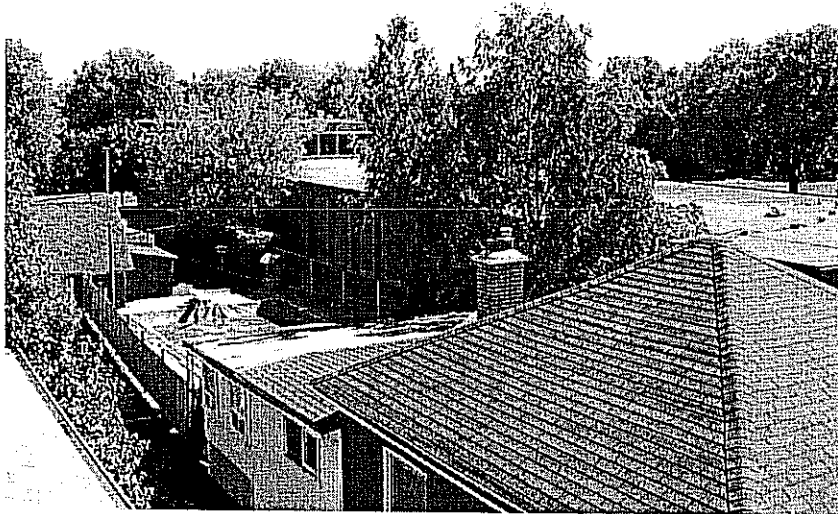


Image 1: School Building and Property at 106 Forest Street

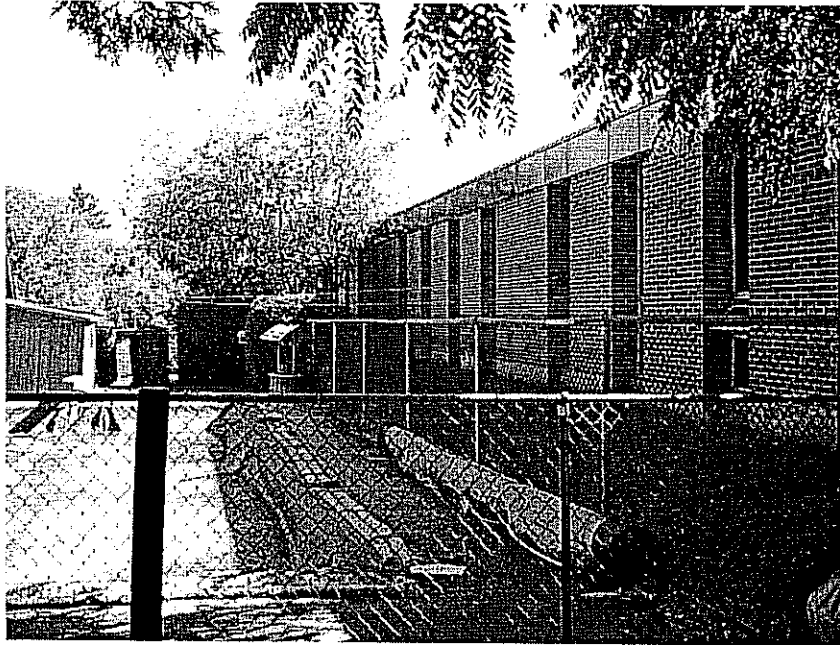


Image 2: School from the Backyard at 106 Forest Street

Image 3 shows the relationship of the school and the house from the rear of the property. The very small size of the house is evident in this picture. Finally, Image 4 shows the narrow strip of land separating the school from the property line. It is along this strip that the developer proposes to place three of the four main entrances to the condo units as well as the six rear doors for the offices. The landscape drawings the developers have offered to the neighbours shows that a portion of the strip nearest the school will be reserved for low plantings. Next will come a concrete sidewalk along the entire building from front to back. Then they intend to plant a tree barrier between the sidewalk and the property line. This will make a very narrow sidewalk indeed.



Image 3: View from the Rear at 106 Forest Street

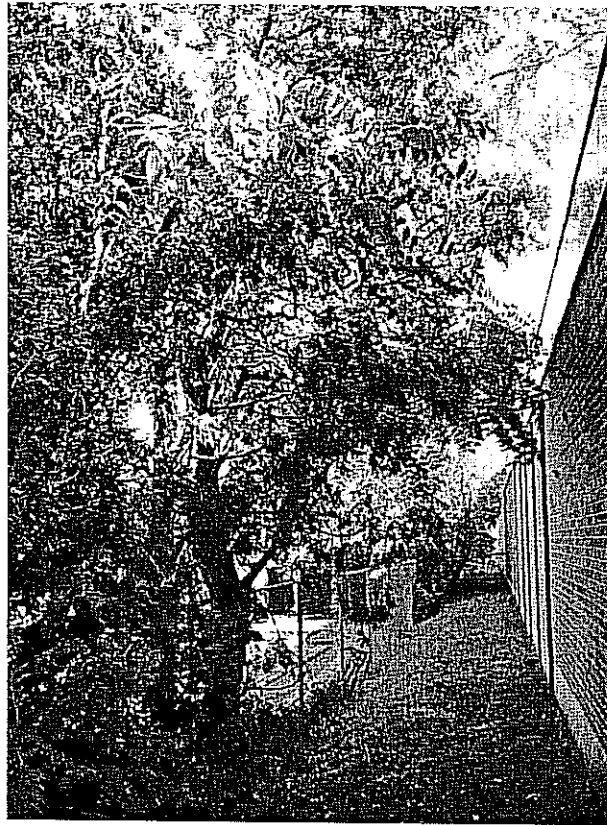


Image 4: Area for Proposed Walkway for Condo Entrances and Office Rear Doors

It might be argued that the school building has been there for years and has been accepted by the neighbour. That, however, does not mean that its nearness to the house has not been bothersome. In any case, the new proposal introduces some significant change that greatly intensifies the intrusion. Until now, this single storey school structure has presented a passive wall to the neighbouring home. It consisted only of some narrow windows above a narrow strip of lawn. No children were permitted to walk along the side of the school. The area was fenced off. Now, this wall will become a very active location with people entering and exiting the several doors along the section of the wall overlooking the neighbour's house. In addition, for obvious safety reasons, the apartments will require that the walkway to be lighted throughout the night. The closeness of the two properties makes it virtually impossible to mitigate the lighting impact.

The western side of the school building will also show an active face to the interior of the site. The present plan shows an industrial mini-mall style of building with each of the offices having a separate entrance off an in-front parking lot. This style of building is highly incompatible with residential housing that is not located at a commercial node. Not only is this configuration in deep conflict with the existing neighbourhood housing stock, it will present an unpleasant face to the residents of the townhouses.

Finally, the inclusion of offices on the site leads to the building of much more extensive parking areas which, in turn, have to be lighted at night. This additional lighting would be a very negative factor for the abutting neighbours. Most if not all of this problem would vanish

if the office use were not included on the site and the entire area was used for residential housing only.

Setbacks and the Manner in Which the Streetscape is Addressed

The face that the building will show to Forest Street is comprised of a parking garage although, to be fair, the developer has made an effort to show a wall with windows to the street. While the setback from the street looks to be roughly in line with the majority of the houses on the street, the presentation of the development will be incompatible with house/home face all of the other buildings on the street show to the passers-by. It will be obvious that the street presentation will be a side view rather than a front door view to the street. More appropriate residential structures could easily be designed to face the street in the manner of a conventional home.

The office use means that there will be commercial business taking place. Signs indicating the names and natures of the business will no doubt be installed. This is definitely not consistent with the character of a neighbourhood residential street.

Site Access and Traffic Impacts

The developers have presented a traffic study (that mistakenly refers to Forest Street as a 'collector road') which claims that the change in traffic levels will be minimal compared with when the school was in operation on the site. Those of us who live on the street know very well what will be the main effect of any additional traffic. Users of the site (residents and office visitors) will soon discover that making a left turn onto Edinburgh is very difficult and invariably risky at key times in the day. Edinburgh Road is very busy with fast moving traffic. There are 11 exits onto Edinburgh within 100 metres of the Forest Street intersection and the roadway south of the intersection is obscured by a hill. Most residents drive through the neighbourhood to College Avenue rather than attempt the turn to the south. The more intensive resident use of the road will predictably increase the number of people driving through the other parts of the neighbourhood. It makes no sense to add to this traffic by including the kind of commercial traffic the office use would bring onto this local neighbourhood street. The commercial/office use of the school site is inappropriate and the traffic not needed, even if the street could handle it.

The St Paul School Site is Not Part of the Commercial Node at Edinburgh Road

Although Section 7.6 of the Official Plan does not require placement on an arterial or collector road where commercial nodes are normally found, the developers claimed that the "[St Paul] site can be related to Edinburgh node, good fit for the node" (quoting from the June 12 meeting minutes). During the meetings a comment made more than once was that the 2006 Community Improvement Plan (CIP) said that the school site was, in fact, part of the Edinburgh node. This is a reference to a developed commercial site that is centred on the intersections of Edinburgh, Forest and Municipal. This commercial node is about 100 metres from the entrance to the St Paul School which is separated from the node by five single family dwellings. Moreover, while the site currently backs onto the optometry office land which, in turn, fronts onto Edinburgh, a separate zoning request from the developers will also sever this internal connection from the remaining and smaller school building site. Not only will the five single family dwellings fronting onto Forest separate the part of the site

occupied by the school building from Edinburgh but so will all of the intervening townhouses which are also planned for the western part of the site.

What did the CIP actually say? The key text is on page 52 in the CIP report (See the Appendix where the content of page 52 is reproduced in its entirety). The heading of this critical section identifies the content as being concerned with both the school site and the Edinburgh corridor. The topic sentence of the first paragraph says that the two "*were treated as one site given their close proximity*". According to several neighbourhood participants in the CIP process, this statement reflects the fact that these two locations were considered by the same discussion table as part of the two-day workshops held to create the CIP. It was not meant to imply that there was some sort of functional linkage between the two areas. The discussion on page 52 attests to this interpretation.

The language on page 52 in the CIP quite clearly treats the two areas differently. Beyond the section heading, the only reference to the school is the following: *St. Paul School closed in 2004. The 1 ha. site could be redeveloped for a cluster townhouse development for approximately 30 dwelling units.* Note that no mention is made of commercial or office development. No further mention is made of the school property.

The remaining 23 lines of text (spread over two paragraphs) are concerned exclusively with the Edinburgh corridor and its commercial node along with some discussion of the Guthrie Park lands. Amazingly enough, the first and largest paragraph in this section ends with the statement: "*Any further commercial or office use along Edinburgh Rd. S. in the short term should be discouraged in order to maintain the residential character of the street.*" The undesirability of further development on Edinburg Road S was underscored earlier in the CIP on page 37 where it stated that "*a marketing consultant felt that the Edinburgh corridor did not have the population to support any new large-scale commercial/retail space.*" If the CIP recommends discouraging commercial development along Edinburgh Road where there is already a developed commercial node, how is it even remotely possible that it would encourage such development inside the neighbourhood on Forest Street?

There Are No Other Similar Examples of Recent Proposals for Mixed Office-Residential Use Sited Within Residential Areas That Are Not on Main Roads.

When the planning department was asked to show where else in Guelph there has been a recent designation change similar to that proposed for 108 Forest Street, a list of 13 such approvals was provided at the June 12 meeting between the developers and the residents. On closer inspection, it turns out that 10 of the 13 are clearly on main roads thus conforming to the OP Section 7.2.27 and not relevant to the 108 Forest Street case. On the other hand, technically, they would be relevant if the school site were regarded as part of the Edinburgh commercial node, which might be why this claim surfaced in the first place. Of the three remaining examples:

- One concerned the enlargement of the Italian Canadian Club parking area in a residential zone. This is clearly a modification of an already existing, previously approved and very long standing use. It is not a new use being introduced into an area.
- The second of the three remaining examples was the further modification of the Barber Glass Factory site at Suffolk and Yorkshire. There has long been a

commercial operation on this site and the change merely extends the present mixed use operations in the area. This is not a new use into what has been an exclusively residential area.

- Finally, reference is made to “*several properties in the St. Patrick’s Ward that have been given OP policies to allow business uses adjacent to residential areas. Most are not yet zoned.*” These properties are indeed acknowledged in the Official Plan in Section 7.2.27.30.10 as approved to “*continue to support a variety of business land uses in addition to any permitted residential land uses*”. Evidently, these particular land uses were in existence prior to the current version of the Official Plan and were given explicit permission to continue even though they clearly violate the requirements of the Plan. As such, they are not relevant examples with respect to the proposal for 108 Forest Street.

It seems clear that there have been no designations under the current Official Plan that permit the insertion of commercial/office uses within a residential area. To do so now would create a very significant precedent that would not only begin a process of degradation for the Forest Street streetscape but make it difficult to refuse similar requests of Plan changes in other parts of the City.

Conclusion Regarding the Acceptability of the Mixed Use Proposal for 108 Forest Street

The structure that will be created to permit the mixed office-residential use of the school building and site will be overwhelmingly large on this site and in relation to the surrounding housing and buildings. The impact on the neighbour at 106 Forest Street will be particularly negative and unpleasant. The scale of the building is highly incompatible with the housing forms in the area. To approve an office use for the site would eventually cause a commercialization of the housing between the school site and Edinburgh Road. The precedent that an approval of this proposal would set would be very bad for the entire City. It would set a precedent that would make it difficult to refuse office and non-residential uses in any residential area in the City. Such development is not what was envisioned in the *Places to Grow Act* or in the *Growth Plan for the Greater Golden Horseshoe*.

Appendix

Page 52 from the Old University CIP Report

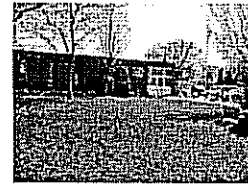
4.2.2. St. Paul School and Edinburgh Corridor

St. Paul School and the Edinburgh Corridor were treated as one site given their close proximity. St. Paul School closed in 2004. The 1 ha. site could be redeveloped for a cluster townhouse development for approximately 30 dwelling units. The Edinburgh Corridor needs the residential and commercial uses clearly defined and an enhanced visual/pedestrian connection made between the commercial plazas on the west side of the road and park space on the east. The options for development from the design charrette looked at a number of road reconfigurations which are unlikely due to the importance of maintaining a north-south transportation corridor for the City along with linked interior roads (See Appendix D). Urbanizing the western edge of Hugh Guthrie Park could present one means of enhancing the connection between the park and commercial uses and creating a street edge and better pedestrian environment. A quick market assessment of the site suggests reconfiguration of the existing commercial space rather than expansion of the use. Suggestions include encouraging a mix of uses and creating a better streetscapes with the buildings at the front and parking moved to the back of the properties. One exception to commercial expansion would be the two residential properties that directly back onto the park at Edinburgh Rd. S. and Forest St. The redevelopment of these two residences to community supportive commercial uses would provide a nice connection to both the park space and commercial uses on the west side of Edinburgh Rd. S. Any further commercial or office use along Edinburgh Rd. S. in the short term should be discouraged in order to maintain the residential character of the street.

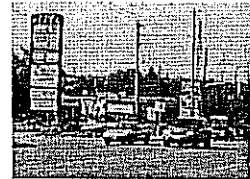
Streetscape improvements would also be welcome in the area. The improvements could help connect both sides of Edinburgh Rd. S. The residents' willingness to accept intensification in the area was evident with one scenario showing the development of townhouses along the eastern edge of the park which would create "eyes on the park". The general redesign of Hugh Guthrie Park was also highlighted given its limited use by residents. A development assessment of the lands would be helpful given their previous landfill use. See Figure 13.

Principles for Development

- Create a beautiful street with slower traffic and safe pedestrian and cycling routes
- Create Hugh Guthrie Park as a vital focus for the neighbourhood centre
- Provide a mix of uses with a focus on new forms of residential uses to create and support a neighbourhood centre and to animate the park



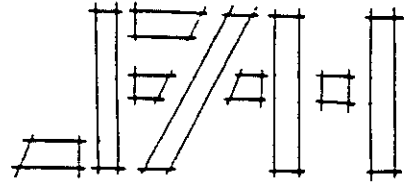
St. Paul School



Edinburgh Corridor

JOHN F.A. HAAYEN -

architect
retired
guelph, ontario N1G 1J3



October 31, 2007

To: GUELPH CITY COUNCIL - C/O Lois Giles, C.C.

Ref.: Proposal 108 Forest Street - Guelph -
Conversion St Paul, s School Building

Dear Mayor & City Council:

The undersigned, retired architect in the City of Guelph (1960 - 2000), and Forest Street resident, wishes to convey the following comments :

Having carefully and Professionally studied the proposed "Concept Plan", finds this "Site Plan": "ill conceived" for the following reasons:

- 1.: ONE-"bottle-neck" entrance/exit road creates :Traffic Congestion, poor accessibility from and to Forest Street as well as dangerous visibility to traffic on Forest to and from Edinburgh Road, which is already close to impossible to enter at "rush hour traffic".
- 2.: Seventy parking spaces half of them opposite each other on a narrow entrance/exit-road and half of them landlocked at the East-corner of the site, thus creating difficult accessibility for emergency vehicles fire department and police protection.
- 3.: Total absence of meaningful amenities or planned landscaping.

In addition to the above, the undersigned wishes to point out that this "greedy"-development proposal with mixed"office-residential" land-use creates a dangerous Forest Street for seniors and children alike, and would therefore like to warn the City Council of the serious and dangerous consequences of approval.

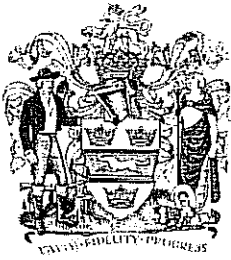
Even when the above property was occupied by the School Building six hours perday "Warning signs had to be erected to properly regulate the trafficand created chaos during activities in the park access.

The undersigned; John F.A. Haayen , would therefore request City Council to go on record on the above "warnings" as the last professional involvement in his career in Guelph, which include well-known projects like: the Guelph Medical Building on Westmount, the Guelph Police Building, Harcourt Church and several "Multi-housing Seniors Buildings " .

Thank you for your attention to these written comments as I appologise that I am unable to speak in person, due to health considerations such as Oxygen-dependancy and others.

Respectfully Yours, I remain,

RECEIVED
OCT 31 2007
CITY CLERK'S OFFICE



City of Guelph

Report:

COMMUNITY DESIGN AND DEVELOPMENT SERVICES (Report 07-96)

TO: Council

DATE: 2007/11/05

SUBJECT: 108 FOREST STREET - PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT (OP0604, ZC0616) - WARD 5

RECOMMENDATION:

THAT Report 07-96 dated November 5, 2007 regarding an Official Plan and Zoning By-law amendment for property municipally known as 108 Forest Street from Community Design and Development Services BE RECEIVED."

SUMMARY:

This report provides information on an Official Plan and Zoning By-law amendment application from Black, Shoemaker, Robinson and Donaldson Ltd for property municipally known as 108 Forest Street.

BACKGROUND:

An application was received from Black, Shoemaker, Robinson and Donaldson Ltd on behalf of 699936 Ontario Ltd for an Official Plan and Zoning By-law amendment for the property municipally known as 108 Forest Street and legally described as Part of Lots 39 and 40, Registered Plan 50, City of Guelph. The application was deemed by the City to be a complete application on February 6, 2007.

Location

The subject property is located on the south side of Forest Street; approximately 100 metres east of the intersection of Forest Street and Edinburgh Road South (see **Schedule 1**). The area surrounding the subject property consists of commercial and office (to the west on Edinburgh Road), institutional (Harcourt Memorial United Church to the east on Dean Avenue) and residential (to the south, west and east) properties. Hugh Guthrie Park is situated to the north of the subject property.

The subject site is a 1 ha parcel with an existing building that was formerly St. Paul elementary school.

The City That Makes A Difference

Official Plan Designation

The property is designated 'General Residential' in the City of Guelph Official Plan. This designation permits residential uses in low rise housing forms at a maximum density of 100 units per hectare. Multiple unit residential buildings are permitted on lands designated 'General Residential'. Institutional and convenience commercial uses are permitted in the 'General Residential' designation. These uses include schools, churches, day care centres, municipal parklands and recreational facilities. Convenience commercial uses are limited to a maximum gross floor area of 300 square metres.

Existing Zoning

The property is zoned I.1 (Institutional). The following uses are permitted in the I.1 Zone:

- Art Gallery
- Day Care Centre
- Group Home
- Library
- Museum
- Outdoor Sportsfield Facilities
- Religious Establishment
- School

Administrative Office, Nursing Home, activity room, Recreation Centre, nursing station, Research Establishment, chapel, residence and other accessory uses are permitted provided that such use is subordinate, incidental and exclusively devoted to a permitted use.

REPORT:

Description of Proposed Official Plan Amendment

The applicant proposes to amend the designation of the eastern portion of the subject property from 'General Residential' to 'Mixed Office-Residential' to permit the re-use of the existing school building for medical and professional offices with maximum gross leasable floor area of 1500 square metres. An addition on top of the existing school building is proposed to accommodate 9 residential apartment units. An Official Plan amendment is required because office uses are not permitted in the 'General Residential' land use designation.

The proposed Official Plan amendment to the 'Mixed Office-Residential' designation and relevant Official Plan Policies are attached in **Schedule 2**.

Description of Proposed Zoning By-law Amendment

The applicant proposes to amend the zoning of the subject property from the I.1 (Institutional) Zone to new Specialized OR (Office-Residential) Zone and a new Specialized R.3A (Cluster Townhouse) Zone. A zoning schedule is attached as **Schedule 3**. A preliminary site plan and elevation drawings are attached as **Schedule 4**.

The proposed **Specialized OR (Office-Residential) Zone** applies to the eastern portion of the property and involves the conversion of the existing school building into 6 office units. An addition on top of the school building is proposed containing 9 residential apartment units.

The OR (Office-Residential) Zone permits the following uses:

- Accessory Apartment
- Artisan Studio
- Bed and Breakfast
- Day Care Centre
- Dwelling Units
- Duplex Dwelling
- Group Home
- Home for the Aged
- Home Occupations
- Medical Office
- Office
- Personal Service Establishment
- School
- Semi-detached Dwelling
- Single Detached Dwelling
- Tourist Home
- Accessory Uses
- Occasional Uses

The applicant proposes to limit the proposed office use to a maximum floor area of 1500 square metres of which Medical Office would be limited to a maximum of 471 square metres. The applicant also proposes to remove Personal Service Establishment (includes uses such as hair salon, aesthetician, tailor) from the list of permitted uses.

The following specialized regulations have been requested to the standard OR Zone:

- Maximum front yard (9.4 metres where 7.5 metres is permitted); and
- Buffer strips (seeking exemption of requirement only for the buffer to the proposed new specialized R.3A Zone on the same property).

The proposed **Specialized R.3A (Cluster Townhouse) Zone** applies to the western portion of the property and involves the development of 4 stacked townhouse buildings, each with a height of 3 storeys. The buildings each contain three units; one unit per storey for a total of 12 units.

The R.3A (Cluster Townhouse) Zone permits the following uses:

- Maisonette Dwelling
- Stacked Townhouse
- Cluster Townhouse
- Home Occupation
- Accessory Use

The following specialized regulations have been requested to the standard R.3A Zone:

- Lot frontage (2.24 metres where minimum of 18 metres is required; this proposed regulation would allow for future severance of the property such that the townhouse development would be situated on its own lot and the office development would be situated on its own lot);

- Minimum side yard for windows to habitable rooms (3 metre side yard where 7.5 metres is required where windows to habitable rooms are present);
- Minimum distance between buildings with windows to habitable rooms (3 metres where 15 metres is required);
- Minimum distance between Private Amenity Area and wall of another building (3 metres where 6 metres is required) and between Private Amenity Area and wall of another building with windows to habitable rooms (3 metres where 12 metres is required); and
- Minimum Private Amenity Area (minimum depth and width of 2.5 metres where 4.5 metres is required).

The net residential density for the overall site is 21 units per hectare. This site will be within the Built Boundary as per Places to Grow and thus the development will count towards meeting the intensification targets of the Growth Plan. In terms of Places to Grow density (50 persons and jobs per hectare); this proposal provides 84 persons and jobs per hectare and thus exceeds the Greenfield density requirement of Places to Grow. This density requirement only applies to the Greenfield areas of the City and the calculation is provided for comparison purposes only.

Public Consultation

A Public Information Meeting was held on February 22, 2007. The applicant presented the details of their proposal at this meeting. Following this meeting, Staff held a second information meeting with residents on May 29, 2007 to explain the planning approval process and the policies that are considered in the review of planning applications (e.g., Provincial Policy Statement, Places to Grow, Official Plan).

City staff and the applicant held a meeting on June 1, 2007 with representatives of Harcourt Memorial United Church to discuss their concerns with the proposal which included stormwater management, grading and drainage, overflow of water onto the church property, retaining walls, height, density, lighting, and location of waste receptacles. At this meeting it was agreed that the mutual property boundary between the church and the subject property would be fenced.

Due to the degree of interest and concern with this application, Staff engaged a facilitator and met with the applicant and a small focus group of residents to discuss the concerns and attempt to resolve them. The focus group included residents who live adjacent to the site, a representative of the Old University Residents' Association, representatives from the broader neighbourhood and Ward 5 Councillors. Facilitated meetings were held on June 7, June 12, June 20 and July 31, 2007. The focus group of residents agreed to a list of issues and this was the focus of the discussion during the facilitated meetings (see **Schedule 5**). The list of issues was derived from the letters received during the circulation of the notice of application and refined by the focus group participants. The focus group also agreed that their main concern is with the proposed office use and the reasons for this concern as articulated by the residents are outlined in **Schedule 5**. A majority of the residents at the focus group meetings expressed that they would not be

supportive of the office component regardless of any mitigation measures proposed by the applicant.

Schedule 6 contains a summary of the revisions the applicant has made to their application to address the issues outlined in **Schedule 5**.

Schedule 7 provides summary notes of the facilitated meetings.

Staff Review

The review of this application will address the following:

- Evaluation of the proposal against the 'General Residential' and 'Mixed Office-Residential' designation, objectives and policies in the Official Plan (Section 7.2.31 – 7.2.35 and Section 7.6) including intensification policies (Section 7.2.7);
- Evaluation of the proposal against Section 9.3 of the Official Plan which sets out the matters to consider when reviewing an application to amend the Official Plan;
- Assessment of the proposal in terms of the principles for development set out for the St. Paul's School and Edinburgh Corridor in the Old University and Centennial Neighbourhoods Community Improvement Plan; and
- Comments and issues raised during the circulation of the application (attached as **Schedule 8**) and at the facilitated meetings held during the summer 2007 (outlined in **Schedule 5**).

Once the application is analyzed and all issues are addressed, a report from Community Design and Development Services with a recommendation will be considered at a future meeting of Council.

CORPORATE STRATEGIC PLAN:

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

FINANCIAL IMPLICATIONS:

Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

COMMUNICATIONS:

The Notice of Application was circulated on February 8, 2007 and a Public Information meeting was held on February 22, 2007.

Facilitated Focus Group Meetings held on June 7, June 12, June 20 and July 31, 2007.

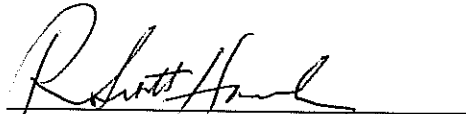
The Notice of Public Meeting was circulated and advertised in the Guelph Tribune on October 12, 2007.

ATTACHMENTS:

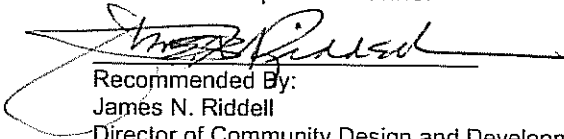
- Schedule 1 – Location Map
- Schedule 2 – Proposed Official Plan Amendment and Official Plan Policies
- Schedule 3 – Existing and Proposed Zoning
- Schedule 4 – Preliminary Site Concept Plan & Building Elevations
- Schedule 5 – Residents' Focus Group Issues List and Concerns with Office Use
- Schedule 6 – Applicant's Changes to Application in Response to Issues
- Schedule 7 – Focus Group Meeting Notes
- Schedule 8 – Circulation Comments



Prepared By:
Melissa Castellan
Senior Development Planner



Recommended By:
R. Scott Hannah
Manager of Development and Parks Planning

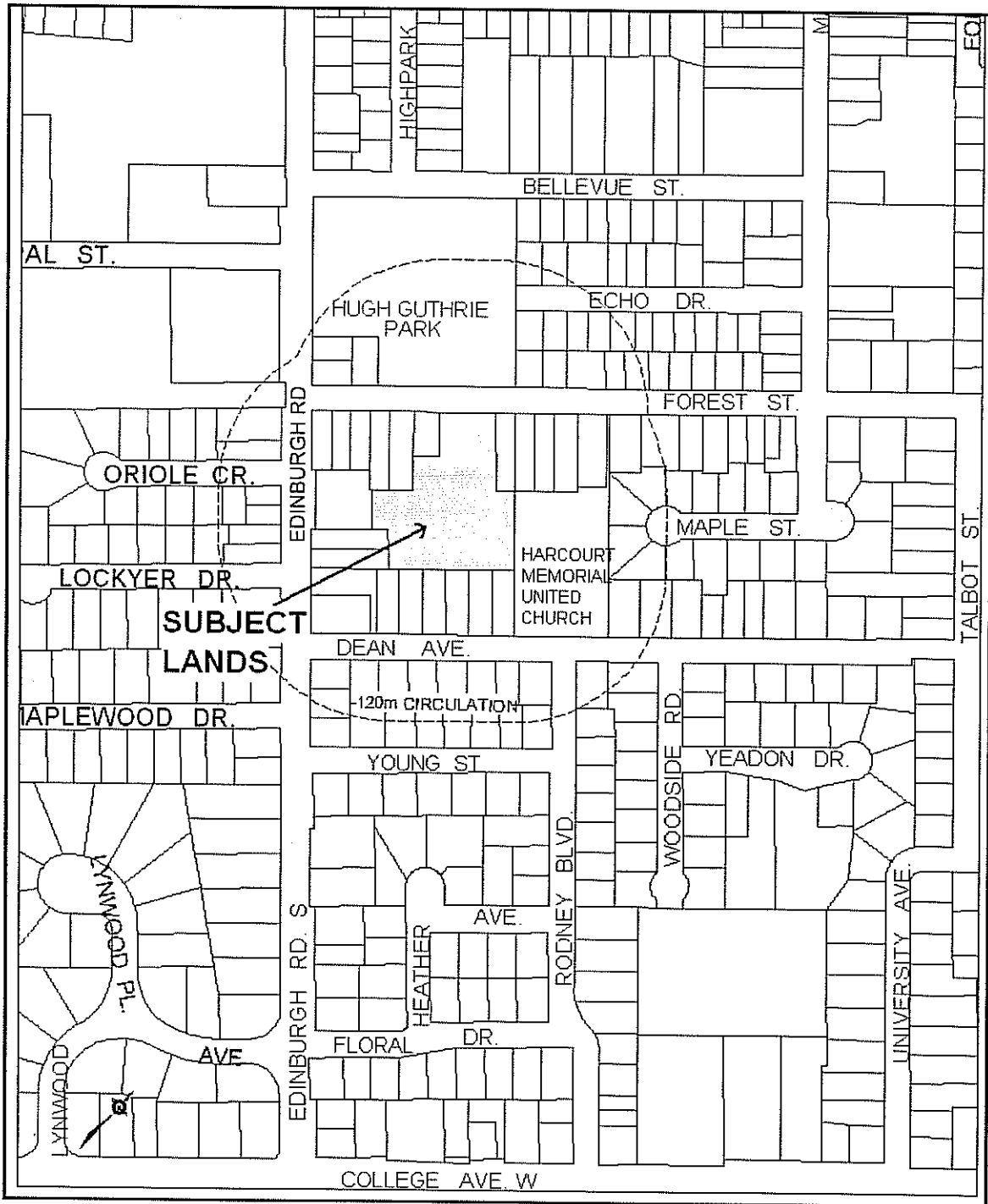


Recommended By:
James N. Riddell
Director of Community Design and Development Services

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SCHEDULE 1

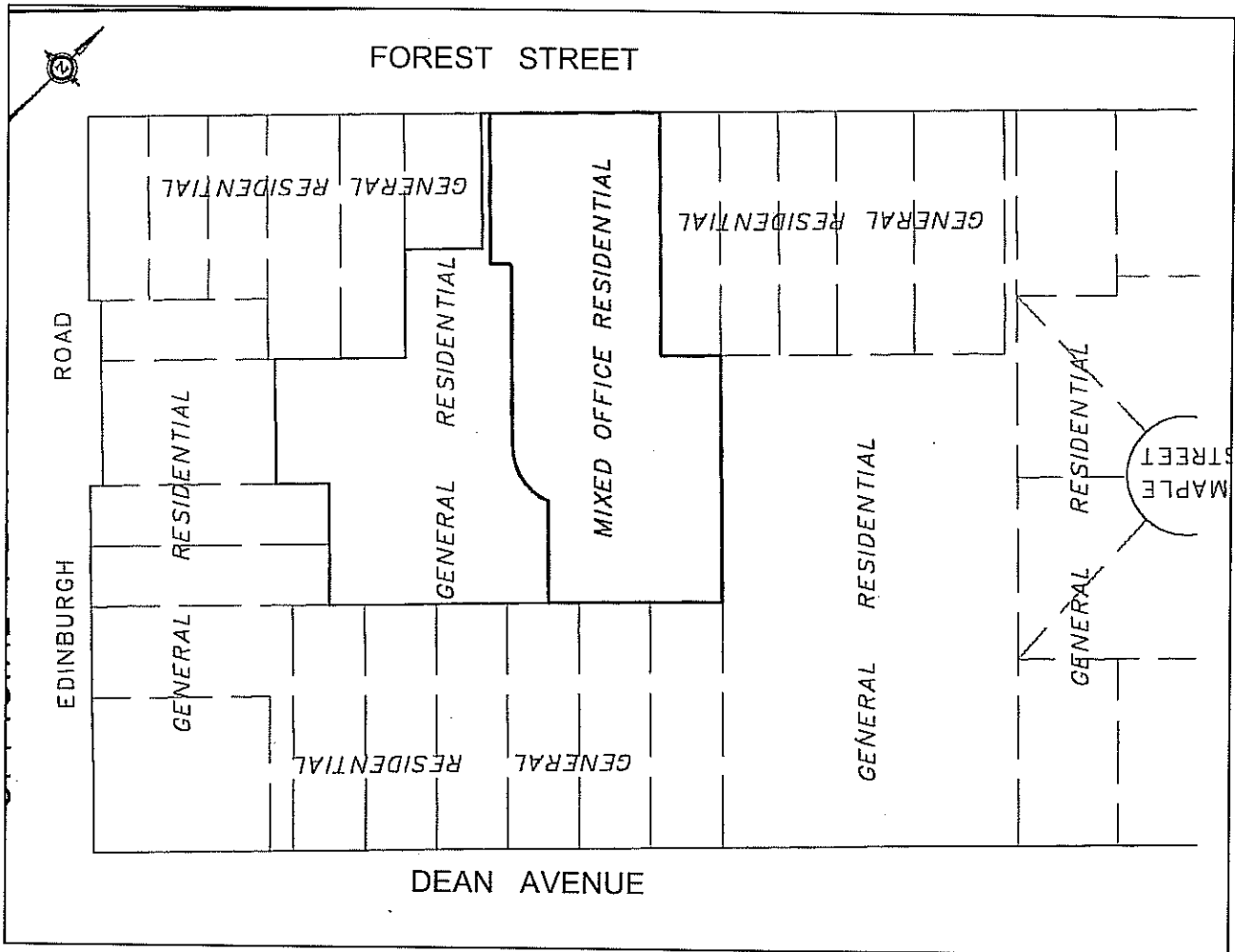
Location Map



SCHEDULE 2

Proposed Official Plan Amendment and Official Plan Policies

Proposed Official Plan Amendment



Official Plan Policies

'General Residential' Land Use Designation

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.

7.6 Mixed Office-Residential

Objectives

- a) To outline areas where concentrations of office uses may locate in the low density residential areas of the City.
- b) To encourage intensification of these well-defined areas, primarily for small scale office and residential activities.
- c) To promote the continued use and intensification of defined business land use areas within the St.Patrick's Ward neighbourhood (Area 2 on Schedule 5).

General Policies

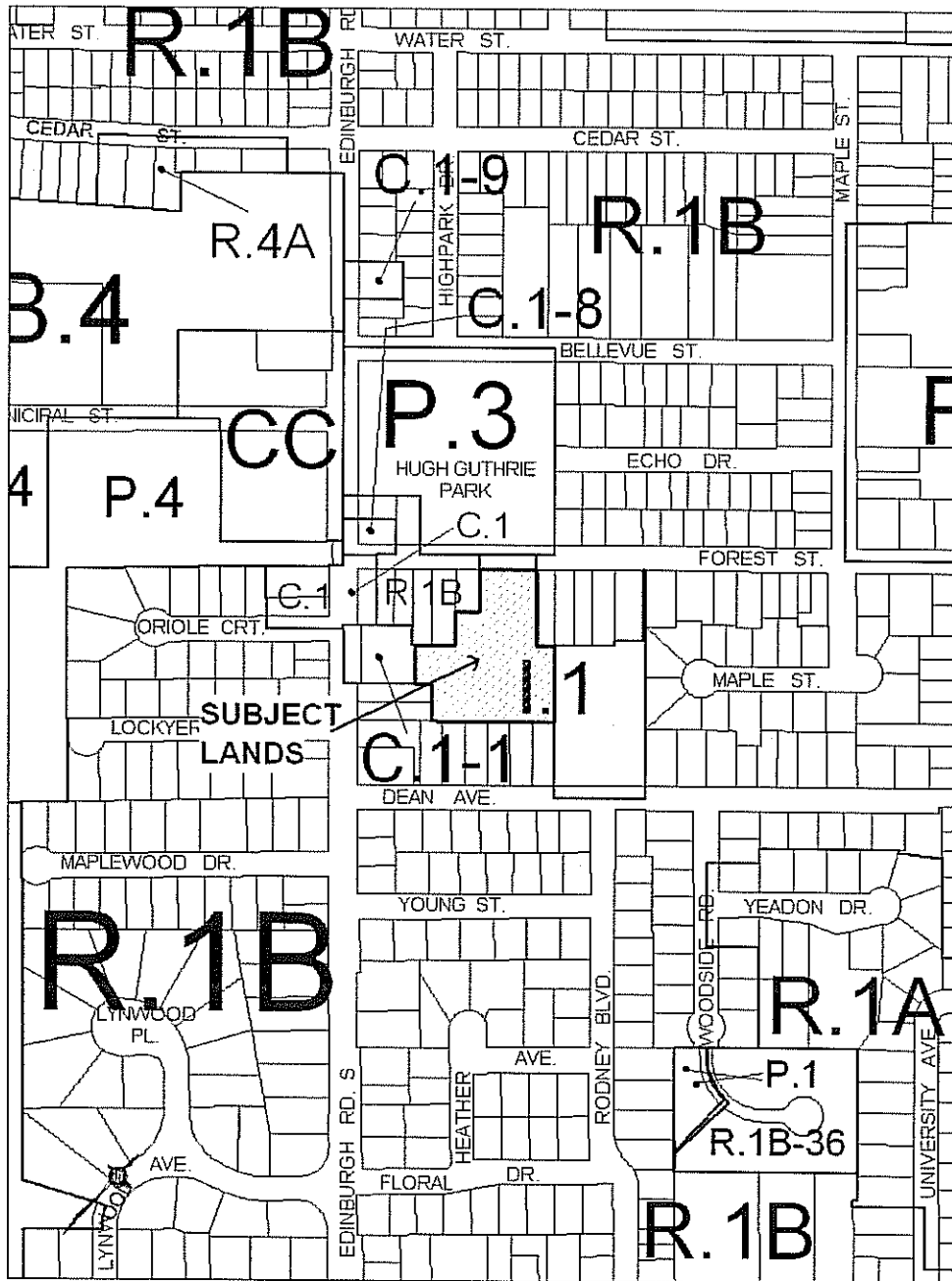
7.6.1 This Plan promotes the concentration of small scale office uses, personal service uses and residential activities within the 'Mixed Office-Residential' designation of Schedule 1. These uses may be found in the same building or be free standing.

- 7.6.2 The retention and *intensification* of existing residential buildings within this designation will be encouraged in a manner that is compatible with the existing character of the streetscape.
- 7.6.3 The maximum *net density* for residential development within this designation shall be 100 units per hectare. *Multiple unit residential developments* will be required to meet the criteria of policy 7.2.7 to promote compatibility and design sensitivity to the existing built character of the mixed use area.
- 7.6.4 The implementing *Zoning By-law* will recognize existing uses. New mixed use or single use office/personal service activities may be permitted, subject to an amendment to the *Zoning By-law*. The following criteria will be used to assess the merits of a *development* proposal:
- a) Building, property and ancillary structure design to be compatible with surrounding properties in terms of form, massing, appearance and orientation;
 - b) Adequate parking, loading and access are provided, and
 - c) Adequate municipal services are available.
- 7.6.5 Complementary uses, as outlined in policy 7.2.26 of this Plan, may be permitted to locate within a 'Mixed Office-Residential' designation provided that:
- a) The proposed complementary use does not interfere with the overall form, function and development of the specific 'Mixed Use' area; and
 - b) The criteria for the complementary use as specified in policy 7.2.27 can be met.

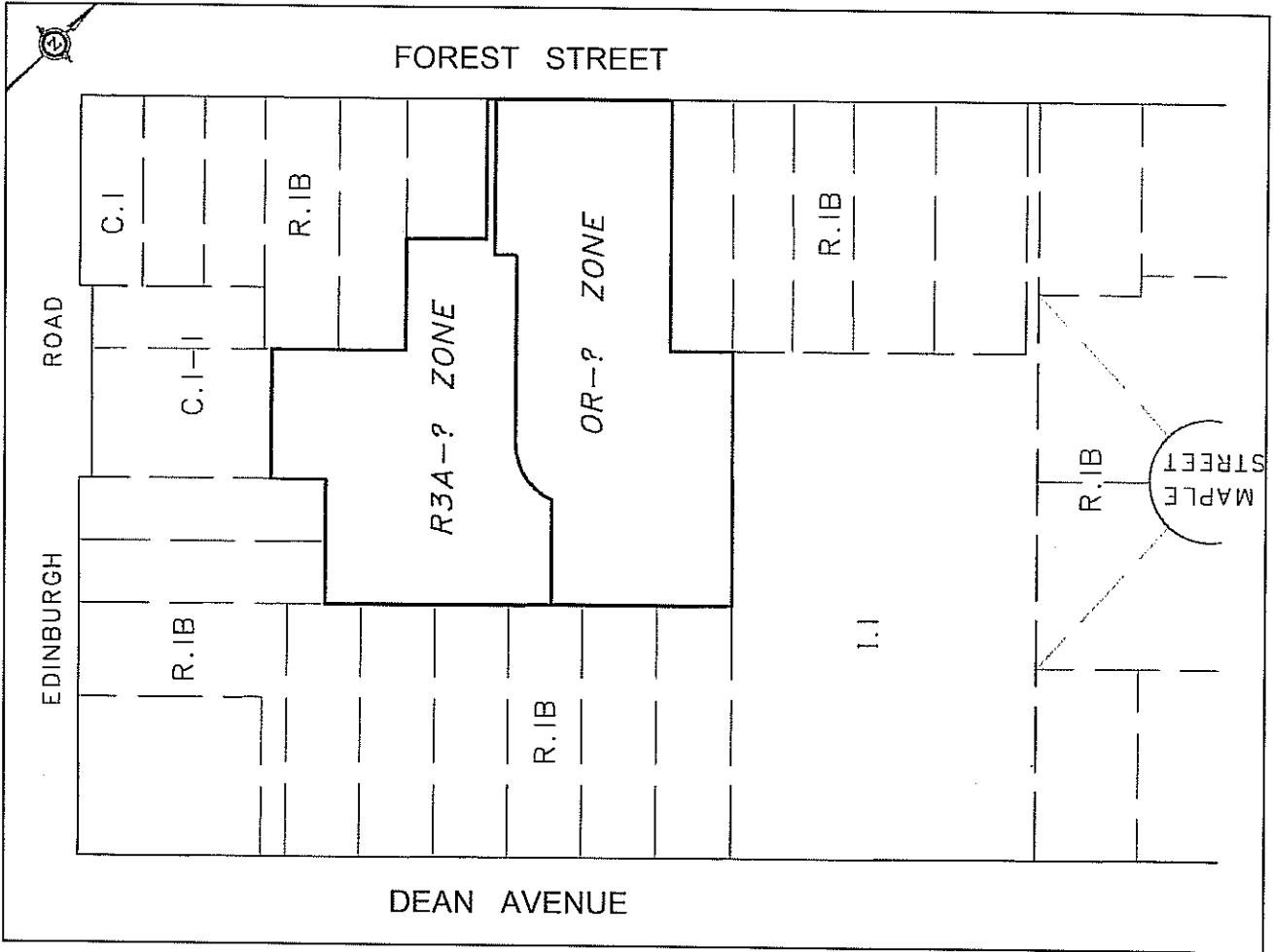
SCHEDULE 3

Existing and Proposed Zoning

Existing Zoning

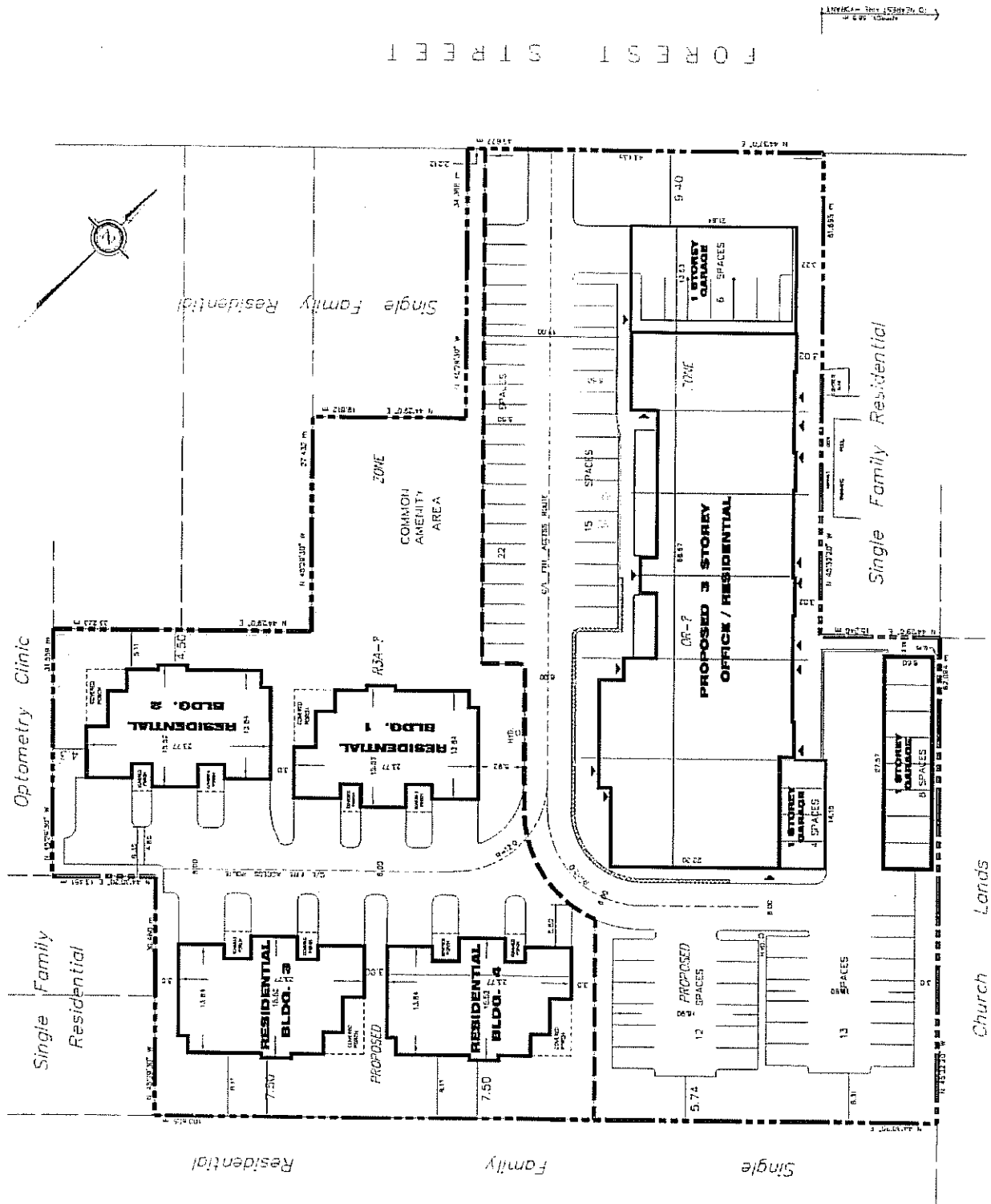


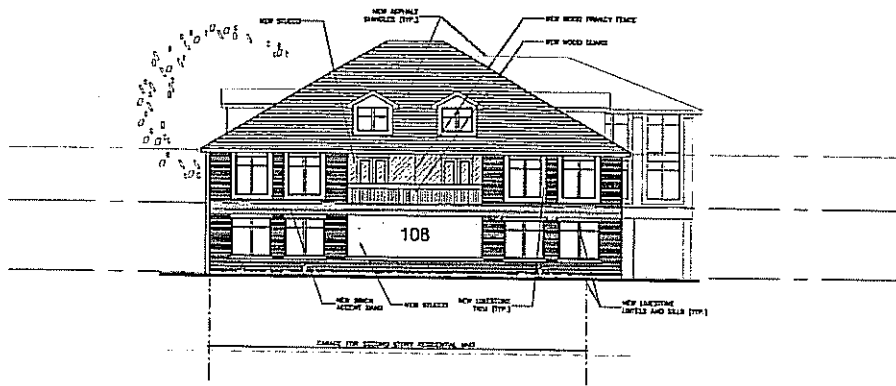
Proposed Zoning



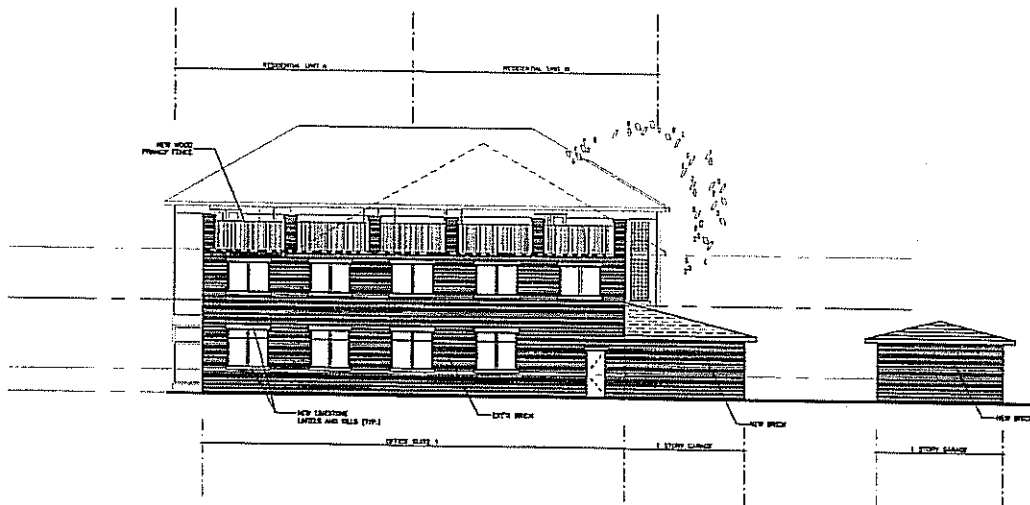
SCHEDULE 4

Preliminary Site Concept Plan and Building Elevations



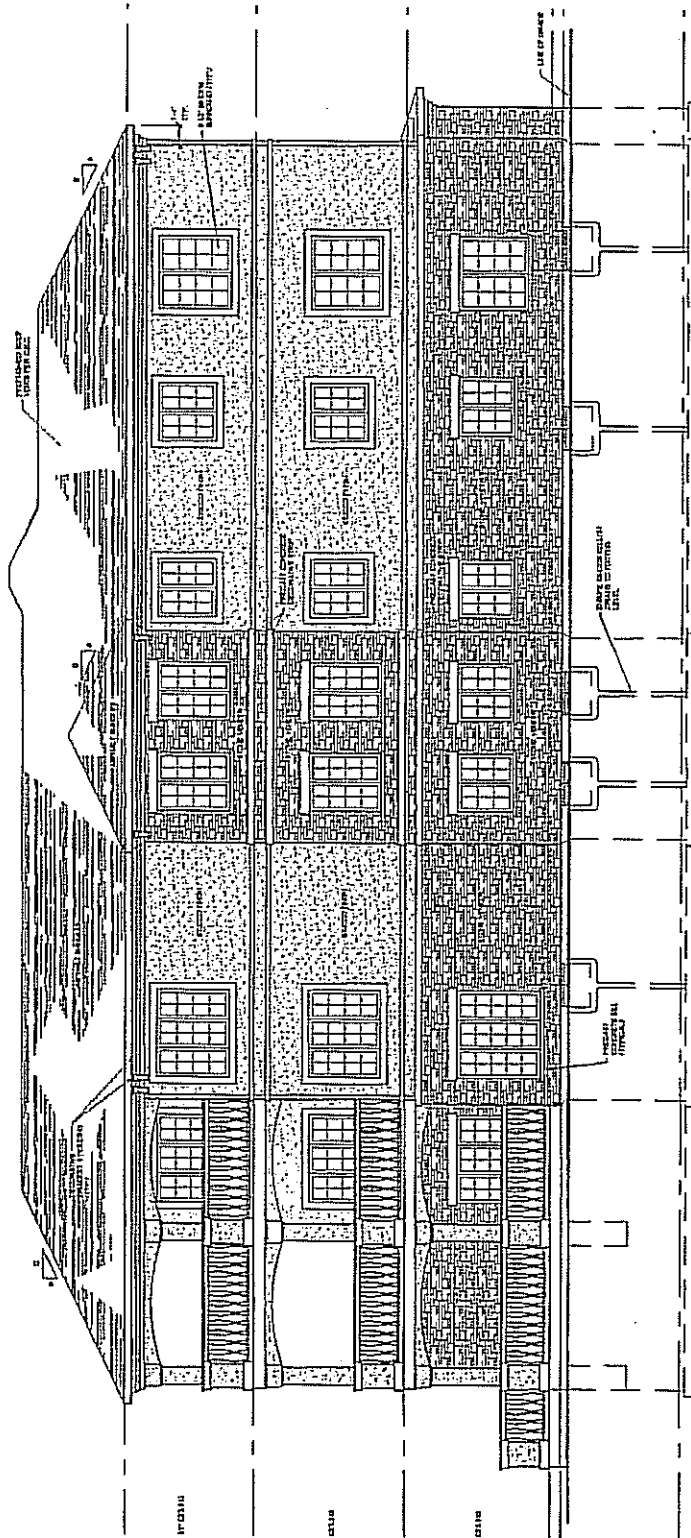


NORTH ELEVATION

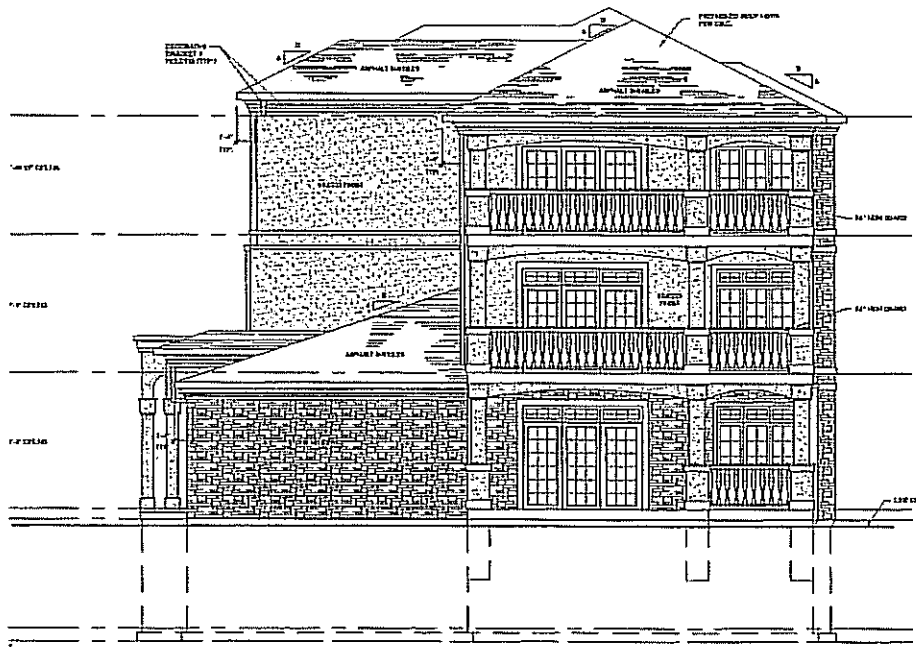
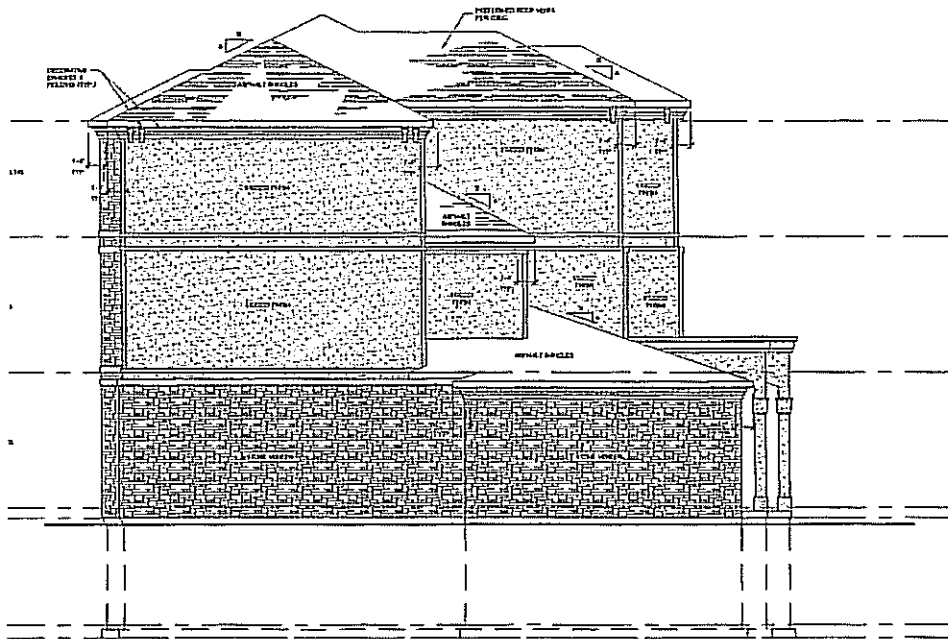


SOUTH ELEVATION

Rear



Side



SCHEDULE 5

Residents' Focus Group Issues List and Concerns with Office Use

108 Forest Street (St. Paul School Redevelopment Proposal) – Issues List agreed to by Residents' Focus Group at the July 31, 2007 Facilitated Meeting

Issues derived from comment letters

- Use
 - Density
 - Concern about office use
 - Potential for rental housing (students and absentee landlords)
- Compatibility
- Intensification
- Site Design
 - Scale
 - Height
 - Appearance
 - Privacy
 - Shadow impacts
 - Views
 - Parking area (e.g., too much pavement, not enough parking for use)
 - Retaining walls
 - Fences and Buffer strips
 - Landscaping
 - Lighting
 - Distance between buildings
 - Emergency access
- Traffic impacts and increased traffic
- Noise
- Servicing
- Grading and Drainage
- Tree retention (Elm trees)
- Loss of green / open space
- Waste collection

SCHEDULE 5 continued

Residents' Focus Group Issues List and Concerns with Office Use

List of Reasons why the Residents are against Commercial.

John Campbell

21 June 2007

This list is slightly different from the one I handed out last night.

My arguments against commercial use on the site (which in some form or other have been sent to and discussed with fellow-residents):

1. Commercial has no place inside a quiet residential neighbourhood, especially not on a sideroad that is non-arterial, non-collector. There are other sites nearby and elsewhere in the City that are already available for commercial.
2. Commercial increases traffic and causes street parking problems. The fact that the street and the neighbourhood may technically be able to handle the traffic doesn't mean it wants to.
3. Although initial commercial area is limited, once in the neighbourhood it increases the risk that we will see the five homes between the site and Edinburgh sold and an application made for more Official Plan changes (domino effect).
4. No matter what conditions are put in the zoning by-law for this site, e.g., the 40% limit on medical offices, it will be relatively easy to change them.
5. Any commercial would be a dangerous precedent for the whole Old University neighbourhood.
6. Commercial turns much of the site into a big parking lot. Parking needs of commercial take so much space that it motivates requests for yard variances to the 7.5 m standard to allow the developer to put four townhouse clusters on the lot. The parking and the proximity of buildings to each other and existing residents will make the townhouses unattractive to upscale purchasers and increases risk of absentee landlords, already a problem in the area. Finally, parking increases noise, lighting, garbage, salting and snow removal issues; it also reduces what otherwise would be green space.
7. Commercial zoning allows the school building to have two-storey apartments on top and retain its present 3m separation from the house at 106 Forest. But if it were zoned R.4D (Infill Apartment) a three-storey apartment of 10 m height it would require a 5 m separation. Cluster townhouses (R.3A) of same height would require 7.5 m separation. But as in point 6, developers can ask for variances which residents can oppose.

Melissa's list

1. Precedent setting (equivalent to 5 above).
2. Not typical use for the area (approximately equivalent to 1 above).

3. Intensity of use (eg, pharmacy) (no equivalent, although intensity due to variances and height of buildings is an issue and is caused by the sum of commercial and residential.).
4. Amount of parking required (equivalent to 6 above).
5. Traffic impacts (equivalent to 2 above).
6. Already offices in area that are not being used or could be redeveloped (incorporated in point 1).
7. Threat to sense of neighbourhood (office intruding into residential area) (covered in 1 above).
8. Noise, light and air pollution. (covered in 6 above).
9. No transition between proposed development and existing residential (this is indeed a major concern and is covered in 6 and 7 above).
10. Location on Forest Street rather than arterial road (covered in 1 above)
11. Green space replaced by parking (covered in point 6 above).



To: St. Paul School Focus Group
From: Melissa Castellan, Senior Development Planner
Date: June 20, 2007
Subject: Concerns about Office Use

I have summarized the concerns related to 'Office Use' based on the facilitated meeting notes and the letters received through the circulation of the application. Please review this list. If you have anything to add that would further clarify the concern with the proposed office use please contact me by June 28, 2007

(email: melissa.castellan@guelph.ca or phone: 519 837-5616 ext 2282).

Concerns about Office use:

- Precedent setting
- Not typical use for the area
- Intensity of use (e.g. pharmacy)
- Amount of parking required
- Traffic impacts
- Already offices in area that are not being used are unattractive or could be redeveloped
- Threat to sense of neighbourhood (office intruding into residential area)
- Noise, air and light pollution
- No transition between proposed development and existing residential
- Location on Forest Street rather than on an arterial road
- Green space replaced by parking

SCHEDULE 6

Applicant's Changes to Application in Response to Issues

108 FOREST STREET PROJECT

Proposed Revisions to date to address Neighbourhood Concerns

1. The Site Plan has been revised to relocate the two stacked townhouse units in an effort to save the elm tree.
2. The two stacked townhouse units adjacent to Dean Avenue lots have been flipped to re-orient the porches away from the adjacent Edinburgh Road lot which has the closest setback.
3. Parking areas for the townhouse units will be contained entirely within the two car garages and driveways. Any overflow parking will use the parking associated with the professional office/medical building.
4. Commitment to ensure elevators will be provided for all units above ground floor units.
5. The garbage enclosure for the stacked townhouses has been eliminated.
6. The grading of the site has been lowered thereby reducing the height of the stacked townhouse units and impacts on neighbours.
7. The parking for the professional office/medical building has been reduced to 63 spaces. 6 spaces have been eliminated at the rear of the building allowing for a greater setback and landscaping area adjacent to Sarah's house.
8. Parking modules at rear of the site have also been shifted to the west to provide a greater area adjacent to the church property for a landscape buffer.
9. A redesign of the residential units above the school has allowed us to lower the roof lines and building facades. In addition, the front façade adjacent to Forest Street has been articulated with additional windows and a combination of cladding materials along the ground floor elevation of the parking garage.
10. Completed shadow studies have demonstrated that the impact of the 1-1/2 storey residential addition to the school, on the neighbour to the east, will be no greater than the construction of a conventional 2 storey dwelling unit at the same existing setback; and less than that of single 2 storey dwelling situated at the minimum allowable side yard setback.
11. The owners have agreed to restrict the uses to medical offices (maximum of 471 square metres) and professional offices (1027 square metres). Total area available to office/medical is 1,498 square metres.
12. The main entrance to the 3 residential units to be located above the existing school building, closest to Forest Street, has been re-oriented to face the internal driveway, thereby reducing pedestrian traffic along the east side of the existing building.

SCHEDULE 7

Focus Group Meeting Notes

The focus group requested that the rough meeting notes be distributed to Council rather than formal minutes summarizing the meeting.

108 Forest Street - Facilitated Focus Group Meeting #1 - June 7, 2007

7:00 PM

Present:

Residents: John Campbell, Bernhard Hasselwander, Audrey Jamal, George Spence, Daphne Wainman-Wood, Bruce Monkhouse, Bruce Ryan, Jack Barr, Tanis Comrie, Trevor Prior, Vicko, Peter Gill

Councillors: Lise Burcher, Leanne Piper

City Staff: Nancy Kielar (facilitator), Scott Hannah, Jason Downham (recorder), Julius Bodai

Applicant: Nancy Shoemaker, Chris Sims, Tom Krizsan, Doug Friars, Lloyd Grinham

- Nancy K. presented Community Improvement Plan Principles for 108 Forest, Discussion Guidelines for the meeting, Success Gradient of the discussion –
- When you talk about the CIP – when you talk about a mix of uses – can you clarify that?
- It clearly states that there will only be townhouses on the site - public
- I don't recall this site saying it was going to be strictly residential – there were community centres, etc... we would like to stay open to other uses on the site – Scott
- The previous meeting looked at policy framework – is there anything being brought forward from that meeting?
- I was hoping that the other night would have cleared up things so that we wouldn't have to discuss it this evening. – Scott
- Introductions around the table
- Nancy K. discussed and handed out the summary of the issues and concerns on the list received from the public
- The concept of Building typology?

- Emergency access – how easy considering the congested area to get large fire trucks in and other emergency vehicles – I know the area across from Harvard mall (Campus Estates) area is attractive, but looking at any emergency vehicle going in, it needs to back out
- Overall there was a lot of discussion about density, and people were talking about the character of the streetscape (urban design)
- Agreement that the issues list was complete (all)
- Discussion about the site plan and use
- I have a concern about the process; I think that getting into a scenario where we cannot revisit decisions is not conducive to a good outcome in the end. With reference to office use this is a very big issue and we may not get past that – we would like to revisit that issue since it is such a big issue.
- I sense that the commercial is going to be a major concern so I do feel that we should start with that
- I have a serious reservation about the office use – the process about getting approval seems weighted towards those who want to put it in. There needs to be a change made (in the process) where the person who wants to put it in doesn't have to justify why he should, while the public needs to defend why it shouldn't go in – (process change)
- I don't think its unfair – the person applying has to go through a very rigorous process and there's no guarantees that they will get support in the end – I agree that we should hear from Dr. Friar as to why he wants to put his business in this building – we have seen commercial and industrial buildings converted to residential and vice versa, so its not out of the ordinary, but the applicant believes that this is a good use for this area – Scott
- Is the planning process itself going to require an argument from him to support his request as to why he wants to put his business there? (asking for clarification in the process)
- Does require an official plan amendment and will undergo tests (undergoes scrutiny) – this is not a major retail establishment, it's still small scale. I'm still interested as to what are the issues about the office that the neighbourhood has issues with (hours, noise, traffic, design?) – Scott
- With respect to the education meeting last Tuesday and what you just reiterated – would it level the playing field if the development team tested against each criterion that the city uses – the person wanting to change should argue for each criterion. The development as proposed falls short of all the points (from the PowerPoint). How do Friars and Krizsan argue for the points?
- I'm not an expert in planning and design – but I would be happy to go through that with the people I've hired – Dr. Friars
- I think we can give the background as to why we feel this would be a good use for the building and property and we can facilitate that with you
- The problem isn't imagining a good use; the problem is using this site for that purpose when it is not zoned for the purpose when a good commercial use is 100 metres away. (Makes reference to Melissa's walking community example) – then maybe it makes sense to put it in the community – However, when there is commercial uses 100 metres away, then why put this here when it does not comply with the OP?

- Can you give us some examples of commercial developments within residential areas in Guelph? (to Scott) Are we breaking new ground here?
- There have been buildings converted to commercial use, Post office on Victoria to commercial. - Scott
- The CIP says that the site should be residences. The CIP speaks against what should be put here
- **ACTION** – successful residential to commercial and residential to mixed use, Scott to prepare list and bring to next meeting
- This is not typical for this area, more typical for downtown. Major concerns for just commercial
- My biggest problem is that this will become a domino effect – the houses between the site and Edinburgh – so they could easily tumble into the commercial area. Concern about the precedence setting, especially since the houses are rented out

- We should reassess the test of the criteria that would allow this
- Are there any larger drawings than 8x11?

- Let's throw out the word "commercial" this is professional office uses – this will not be a grocery store. It is office, not commercial. The building is an old schoolhouse that is in good condition. The current floor layout makes it easier to convert to office than to convert to residential. Dr. Friars also canvassed the neighbourhood and the neighbourhood was supportive of this change. Additionally, for the past 70 years is that we have been planning our cities with uses separate of one another which increases commute times and enhances the reliability on the automobile. If people are given the opportunity to live closer to their place of work – less pollution, shorter commute. The provincial government is promoting mixed land uses. – Tom K.
- We don't want to see Guelph move down to the 401, and we agree that intensification is the way to go, but the zoning allows for personal establishments that moves away from medical, architect and lawyers. This usage today may intend to be medical, but tomorrow the use may not be.
- Perhaps we can limit the uses here – Tom
- It's going to be zoned office/residential.
- We've reviewed the list that is in the zoning application and we have no intent to put in personal service establishments, can we limit that? - Doug Friars
- Yes, we have specialized zoning – Scott
- (to Tom) – It is not uncommon to see a pharmacy attached to a medical office – what guarantee can you give us that this will not happen?
- We do not want a pharmacy there – Doug Friars
- I believe that the school is a centre hall plan and there are classrooms on either side - that would be conducive to an office building. However, the plan sees access directly from the street into each unit – and appears to look more like a strip mall – I see it more as an industrial mall that would be more appropriate on the outskirts of the city. I am pro intensification and reducing the use of cars, but I also see this site is conducive to car travel (large parking lot) there is also a dumpster in front of the greenspace
- The parking. The city has a by-law requiring x parking spaces per sq. m. We accommodated this by-law requirement. If that building today were to be developed as is

- (at 100% medical uses), the parking is deficient. There is also no desire to have overflow parking onto Forest St, so we didn't want to be in conflict with that - Nancy S
- Then, maybe the use is inappropriate with the site?
 - Why are we all here if we can use specialized zoning then? It's not as simple as zoning it for x and then all is perfect.
 - Out of every meeting the neighbourhood has had, there are only 2 people who don't mind the use. There is the fear that we are opening the door to more commercial moving in.
 - I believe Dr. Friars in saying he will not allow any other use in there, but I don't trust the future. It's not that hard once the OP has been changed to get other uses in there and council may agree to a small shift that will open the door further and it will become more progressive.
 - We are here to deal with facts, not assumptions, so we should not assume the future. Assume that we have all residential, then we should also assume that there will be absent landlords, then we should assume that noisy students will then move in. With office, we have quiet evenings and weekends, but if students move in then we have the opposite.
 - I think you're arguing in favour of the commercial, but really what we're getting is both (mixed use), so there is always still the idea that students will move in.
 - Building design and what they invite – this is being redesigned as a strip mall and not a traditional office type format that will invite personal establishments with time. We need to get beyond just the uses and move towards the design
 - If the zoning change were to occur and it were to become a medical professional building – if the building was sold, could changes be made to uses and zoning then?
 - Residential could be sold – and the tenure may change (condo/rental/freehold) – Scott
 - We purchased properties with the assumption that the site would remain institutional – there is an aging population and the emergence of new families in the neighbourhood – is there any way to explore or accommodate other institutional uses to accommodate these demographics?
 - If another institutional use would have purchased this site, (e.g. church), there would have been no public input on it and they could have changed the site however they wanted to (e.g. steeple, 2nd storey). – Scott
 - Are there any policies that determine how older buildings should be used?
 - The building could be demolished, but it is more economically feasible to retain the building and renovate – Scott.
 - It was found that no other institutions had the financial resources to renovate – Doug Friars
 - I would like to help out with the developer to ensure that this site adds value to the neighbourhood, but there are a lot of unknowns, e.g. bad tenants, traffic, noise. Have you explored other thoughts if this does not go down the route you want this to go down?
 - There were numerous other opportunities presented to us, but none (to me) would have been desirable for the neighbourhood. There are not many places where a medical professional can develop an office. We have looked at alternatives and we've asked our professionals on the team to design towards the high end demographic for people who cannot maintain their properties (aging population) – Doug Friars
 - We all want to help and want something good to happen on the site – there are a lot of good core ideas, but there are a lot of issues that bother us about the site, and we cannot

get past this commercial use. But we don't want to blow this opportunity by getting stuck on the commercial uses.

- This group should be either supportive or unsupportive of the offices; I don't think we should be discussing the design of the offices.
- Reusing the building is environmentally correct, but there is a possibility to make it into a residential building to be live/work type units where the ground floor is commercial and within those units there are stairs going to the 2nd floor (w/ loft) – condominium type idea sold to business people and there is only 1 main access to the parking lot
- Is everyone clear with what Daphne is saying? Nancy K to group
- I don't think the building as is, is suitable solely for residential use, I don't think it would be appealing, but there is the appeal for people to work out of their own home. There is not a lot of the live/work arrangements available within Guelph.
- So why don't we create live/work units then?
- Mrs. Cook is against making the school higher than it already is. She loses over ½ her backyard to the shade from the building by 4:30 PM.
- (response to Daphne live/work) Going down that road would still be zoned similar to what is being proposed, but that would then preclude Dr. Friars and other medical units. Within the area there are already offices (on Edinburgh) that are being ill used, unattractive and could be redeveloped to include other offices and remain within a 3 minute walk from the neighbourhood. Additionally, if we are speaking about being environmentally sensitive, I can be green by walking to Edinburgh.
- If those pieces of land were available and were financially feasible, then that would be great. We tried to create live/work units, but if you look at our design there is an elevator at the back that goes up to the units above. R1.B allows residential and medical to be together – Doug Friars.
- Every home that is R1.B could operate a home occupation, anyone in this room could run their business out of their house (incl. Medical) depending on scale – Scott.
- So this wouldn't require a rezoning with what Daphne is proposing?
- But this site is institutional so it would require a zone change either way – Scott

I've been listening to all the conversation that has occurred and I see that the focus is on the office concern. The area that this office is within is a change area. If Dr. Friars purchased the remaining properties between Edinburgh and the school site – would the neighbourhood accept that? - Scott

- The access would then be off the arterial road
- The problem is then the fact that it is 100m away from Edinburgh then? I've been trying to understand the dialogue and the issues for the council reports. - Scott
- The depth of the site is also a concern (increased traffic). Backyards back onto the property.
- When we intensify on an infill situation, it will be an intrusion into the neighbourhood – you cannot avoid that. We are even more concerned about the office use because we have residential units on top and beside it, so we need to make it desirable to have people move in to the residential units.
- As residents, we have a sense of residential neighbourhood boundary which is about 50 feet from Edinburgh Road (sense of place). We just don't want this development breaking

- apart our sense of neighbourhood. For myself, the weight of the risk of putting this into someone else's hands allows them to apply for a change in the use
- I would make the opposite point; I see the res/office as being negative in terms that it may attract undesirable tenants and owners to the area that would live in those types of units. If the property is not designed in a way to attract high end demographic then we run the risk of attracting absentee tenants. The lack of greenspace, large expanses of parking would not attract these high end residents.
 - I was involved in the CIP and we did not want commercial in the area and we hope you're not taking advantage of the resources you put into that. We would like to see good quality housing and perhaps the chance that we could stay in the neighbourhood when we cannot maintain our homes (downsize)
 - I don't think that people realized what the conversion to office/residential meant -
 - Read the letter from Dr. Friars asking for the information to go forward to the OUNRA (to Leanne Piper) read by Nancy from June 2005.
 - Isn't that letter considerably different from the proposal?
 - The response letter I received (do you folks have it?) – Doug Friars (read by Nancy)
 - I attended that meeting (from the letter) and I'm not sure where the list came from, it was very general and people wanted more information about the proposal, but there was no list identified at the meeting (of resident's concerns). There was no endorsement of the proposal from that meeting, but there was interest in considering it further. Additionally, the planning department was concerned about a commercial development at this site. - Lise
 - I purchased this property and people have approached me to develop this property for: intense development, old age home and other less compatible uses in the neighbourhood. Then Tom came to me and agreed it was a shame to tear down the school (places to grow, mixed use principles, etc...) factored into the decision and they decided to intensify the buildings (speaking about the history of the property from Dr. Friar's experience) – Doug Friars.
 - The city didn't twist your arm on this matter to redevelop the site as opposed to selling it for more intense development?
 - No – Doug Friars
 - So, the city said you couldn't rezone it when you purchased the property?
 - No, we said that it would need an OP amendment. However, The city encouraged intensification of the site (to develop on the greenspace) – Scott
 - Discussion about OP/ZBL application processes/costs
 - Responding to the correspondence of the letter (from Leanne), a subject at the AGM was 108 Forest Street. They mentioned medical clinic (maybe it was the incorrect term at the time), Leanne however refers to medical practice, and it seems to me that there is a large difference between clinics and practices, and the proposal we're seeing today is difference than what you were talking about before
 - Nancy K. summarizes the discussion and reiterates the concerns of the neighbourhood residents.

- I think it's not just the precedence setting issue, the CIP was created to manage change and did identify certain sites for change – but they were on arterial roads.
- I think I've heard people say that a certain type of residential use would be supported and that the neighbourhood is expecting a redevelopment of the site, so would reducing the scale of office make this proposal more acceptable? - Scott
- No commercial at all – various
- You're asking for us to compromise, but would Doug Friars be willing to compromise as well?
- There are some concerns about trees being saved on the site? If we save this tree, we're deleting the flow on this site - Scott
- Can we get architectural building plans to review?
- Yes – Lloyd Grinham
- Can we get existing and proposed drawings?
-

Nancy K reiterates that we are maxed out (in terms of participants) and that the meeting is not open to the general public.

- Are you the principal owner of the site? Or has it been subdivided?
- Tom and I are co-owners – Doug Friars
- We've had very successful developments in the past with meetings of less than 10 people and there are people in the room that haven't even spoken. And there are some members of staff that didn't even get a chance to speak this evening because we didn't get a chance to address that issue because of all the speakers in the room. – Scott (concern about numbers of participants)
- Nancy wraps up the evening and introduces the issues on the Tuesday meeting.

Concluded at 8:55PM.

108 Forest Street - Facilitated Focus Group Meeting #2 June 12, 2007

Present:

Residents: John Campbell, Bernhard Hasselwander, Audrey Jamal, George Spence, Daphne Wainman-Wood, Bruce Monkhouse, Dave Prior, Peter Gill, Nancy, Laura

Councillors: Lise Burcher, Leanne Piper

City Staff: Nancy Kielar (facilitator), Melissa Castellan, Jason Downham (recorder), Julius Bodai

Applicant: Nancy Shoemaker, Chris Sims, Tom Krizsan, Doug Friars, Lloyd Grinham

7:05PM – Agenda, Meeting notes handed out, Introductions

7:10PM – John asking about the comment regarding the mixed use development re: Scott's comment

- Melissa responds to the mixed use development support and reiterates the planning process
- Trying to distinguish between policy framework that forms the foundation of the decision making and the planning department's opinion on this application and the land use.
- There is no planning opinion on this land use at this point. We have had discussions that mixed use is something that planning departments are supporting – Melissa
- Planning is supporting mixed use with office?
- Mixed Use – Melissa
- Is it mixed use within an area, or mixed use within a site? Within a walkable distance there are multiple of uses that would classify as mixed use?
- In this case, it is both instances – infill and it is an appropriate use. We are looking as to how this school site can be used in the future – Melissa
- It's really important to understand where the policy framework applies to the site. Originally the site was deemed to be internal and not a part of an arterial road. There are other sites in the neighbourhood on arterial roads that were considered for intensification. If there has been a change in that decision/opinion, we need to know.
- This area is designated General Residential and does need an OP amendment. General Residential does permit institutional uses (and other uses... etc...) - reiterates that convenience commercial is allowable, but the uses proposed are not – so an OP amendment would be required. The public must move forward off this issue so we can continue on other issues – Melissa
- Continues concerns with mixed OR
- Nancy K reiterates and summarizes John's and the public's views and attempts to move off the 'use' issue.
- #3 from meeting notes, I do think we spent 2 hours talking about our objection to the commercial development. Have a list of the reasons why we objected to it.
- Nancy K reiterates that all comments are recorded and will be considered.
- The notes refer to the fact that the issues were going to be reiterated, and these notes do not reflect all the conversation and we would like to see that
- Any questions that would help us move forward? – Nancy K

- Questions were asked referring to the policy meeting and that applications must be meet certain policy framework requirements.
- Melissa states that the OP amendment tests were handed out and presented
- We know that it was handed out, but we'd like to ask the applicant how the site meets the criteria for an OP amendment
- I gather that there's a difference in interpretation from the planning point of view to the public's point of view. From my point of view in going through the Provincial Guidelines, this project falls short on just about every test. This is why I asked last week that they answer to these specifics. Our issue was commercial but we're still not getting answers to the various categories from the handout you gave that supposedly reflects the provincial stance on it
- Is this something that we can do by going through the site plan? – Nancy K
- No
- Can we go through the site plan?
- Its more of a land use consideration
- Outline how the applications meet the tests for the next meeting – Nancy K
- Melissa seems biased; you're siding with them to present their position. There's a real feeling here that the city's promoting the development as it's presented and yet everyone's in objection.
- The purpose of these meeting is not to find a middle road, but more to voice everyone's opinions; otherwise the planning staff will not be able to put a report together to council if we cannot move off these issues – Nancy K
- It would be helpful if the applicants can respond to us today if they're ready
- we responded to some of the issues last week, but I did not understand we were to do that today. I do not have the OP in front of me. – Nancy Shoemaker
- Nancy S is handed the OP by Melissa
- I think we have to step back a little bit. Places to Grow is clear the direction that they want cities to go. They're so clear to say that where OPs and Places to Grow show differences, Places to Grow shall take precedence. Places to Grow promotes compact communities and this cannot happen if there are not intermixed uses that is the direction of the province – Tom
- That's why we have local government, so we can voice our opinions
- It does not talk much about mixed use
- Yes it does – Tom
- It talks about compact communities
- I agree with Tom, but still, one has to think about where that is going and must be appropriate for the site. I think these maps are very interesting.
- I can walk 30 seconds from my house and I'm in a mixed use neighbourhood. I can get every service I want in my neighbourhood
- Where is a doctor's office in this neighbourhood?
- College/Gordon
- Nancy, are you in a position to address those tests? Do we need to defer? - Nancy K
- I can go through in terms of a) – intensification/mixed use b) reuse of buildings c) the suitability of the site – is based on the fact that there is a school on the site and used in an effective way. Daphne, you said that this building is not a good candidate for residential conversion. – Nancy
- No, I disagree; I think it can be converted quite easily. I proposed Home/Office occupation – Daphne
- If I were working with a blank canvas, I may reconsider what I think about this project and I do take Places to Grow and provincial direction into account when considering sites. I can relate this

site to the Edinburgh node and say that it is a good fit with that node. It is compatible with existing land uses – Residential to the east/west/south. We are proposing residential adjacent to the residential. The commercial is central to the site and should not impact the residential to the east. There are many instances in the city where offices are immediately adjacent to residential. I don't see the incompatibility with doctor's offices. Traffic will be reduced based on the proposed uses. I think it is compatible with adjacent uses. This is very much in target with the growth plan set out for this area. We're dealing with a very unique situation and what is a good use for an old school building. There are professionals that are looking for offices that cannot find them right now; there are not an abundance of sites elsewhere. Sewer water and solid waste can be accommodated. Transportation study shows it can be accommodated. Community Facilities will put a lot more emphasis on facility. There are no natural features on the site (aside from the Elm tree). We have not been required to provide a financial analysis – upgrades to the facility are the developer's responsibility. I do not have the Places to Grow document with me, but I feel we are complying. – Nancy S.

- I don't see any mixed use in the Places to Grow
- There is the Act and the GGHGP
- I attended the information meeting and thought Daphne was the exact opposite and thought she was going to suggest other uses for the building. I looked at the plans today and it looks to me almost a replication of the second floor from the first floor. So how can the building not be entirely used for residential? I do not understand. Why can it not be used strictly for residential?
- Its not that it's not feasible for residential, but the owner wants to make it mixed? - Nancy
- I just want to object to one thing that Nancy said – none of the adjacent neighbours would be impacted. Adjacent sites will be negatively impacted. These will be dwarfed by this development. I think that some of the neighbours will be impacted
- The neighbour to the east – the building is existing, and we will not be changing the bottom floor and access will be internal on the site. The parking – there is opportunity to provide screening and buffering so it will not be visible. Privacy fencing/screened planting will hide the development. Also, the only time this will be used is during the day when most people are not at home – so the parking lot will likely be empty in the evening– Nancy S.
- To Nancy, Privacy fences are 6 feet high, right? You're going to build a 35 foot privacy fence? Her house will be dwarfed (the house south). But to say the building won't affect the neighbours is wrong by adding another storey.
- I think that the proximity to Edinburgh and the node, that most of the residents feel there is a difference between 108 Forest Street and Edinburgh Road. It may only be 6 houses, but it seems like a much greater distance than the City is making it sound. We take issue with the Forest Street site being lumped into the Edinburgh Node. – Edinburgh has many opportunities for further development. Also, the third storey on building is incompatible with the surrounding buildings
- When the city created the zoning by-law, the city determined what was compatible. It says that 1, 2, 3 storey homes are compatible. Therefore a bungalow and 3 storey home are compatible use beside each other. What we are proposing is in complete conformity with the zoning by-law – Nancy S
- That may be the case, but if I were living on Dean, and I had a 3 storey house backing onto my property I would look for something to hide it
- Is a condo the same as a house? I could tear down my house and build a 3 storey condo on my property?

- If it's more than 3 units you would need a zoning by-law amendment. They are both residential uses. You can have an accessory apartment in your house but not 3 units. –Melissa
- For the record, a 3 storey condo is the same as a 3 storey house?
- No, you need a zoning amendment for 3 units; both are residential uses – Melissa
- The school could probably be used entirely for residential. I would say though that we've gone further than we normally do to make the two different uses co-exist. There are very few windows; the building lends itself very well to family practice medicine. So, we started out with medical practices. Ground level residential is problematic – day lighting and privacy issues. Subdividing the building into residential use (based on dimensions) would be 1600-2000 sq. ft with lousy windows, or you can subdivide the units and add a load bearing wall. Looking at the building and what it lends itself to with the least amount of work – this application is a classic example of an adaptive reuse. The original walls are also all load bearing, so adding more windows would require more load bearing walls. We're focusing the outdoor activity away from the existing residential with this application. – Lloyd
- At the last meeting it was clear that commercial was the biggest impediment to move towards a win-win outcome. When you first started looking at the project, commercial was the primary goal. Since the last meeting, has the group met or re-evaluated that position at all? Or is that proposal the only interest that your group has for the site? Wiggle Room?
- It came up last week that there was a willingness to limit the uses to only medical practices based on zoning. It is not economically feasible for someone to come in and rip out the existing building for retail in the future. – Chris
- Nancy reiterates the specialized zoning from last week
- If you haven't met as a group to remove the commercial component, will you do that?
- We have agreed to limit the use to the medical offices. We've spent a lot of money on this proposal and feel that it is compatible. – Doug
- Responding to the discussion converting the building to residential. Live/work is done in all sorts of buildings all over Ontario. I live/work in my own home and I find it difficult to locate a home that allows for this type of use and still have outdoor space at the end of the building.
- Part of what we hope happens is just that. That some of the residents above are the medical practitioner below. Nothing precludes this from happening besides the workspace to living area ratios. - Lloyd
- Not too many people want to live in a parking lot however; there is so much parking lot. I cannot see it being a desirable environment for the types of people you want to move in to the building.
- Has it been determined that commercial is negotiable?
- Last week at the meeting, there were a lot of concerns about the zoning and we were prepared to limit the zoning. - Doug
- If you're giving us a take it or leave it stance on the commercial issue, then we ask that you allow us to express our concerns. Why does the residential use even exist on the upper floor? It would reduce the amount of pavement and increase the amount of greenspace if it were all commercial then? I don't feel like I want to listen to cars, and see a sea of pavement. Some people have the buffer from Edinburgh Road along Forest Street, but you're imposing that type of environment in on the community. I feel that the city doesn't respect our opinions. Ultimately, is there something you can bring back to us that might be more appealing to the residents? If your intentions are sincere, then there should be some wiggle room
- Nancy K reiterates that there is no stance by the planning department on this development yet.

- Re: the parking lot. If you look at the Church parking lot, how have those residents survived that? We would like to minimize the parking, we'd like to do as much landscaping as possible to buffer the neighbours – it would enhance our site. We'd like to perhaps even share the parking with the church and use theirs as well – to reduce the level of parking. I feel there is wiggle room when it comes to the parking - Tom
- Melissa reads examples in Guelph of similar zone changes within the city (hand out prepared by Scott H). Reiterated that these all needed an OP and zoning amendment to take effect.
- None of these are even close to what we're talking about – these are commercial to commercial.
- These are examples of commercial within residential neighbourhoods – Melissa
- What I think was the request – are things that have gone from a similar existing use to a similar proposal on a non-arterial road. Also, more recent examples.
- This is the list that Scott put together based on what you asked – Melissa
- You will probably not find another example of something like this. That's why it's an OP amendment, it is unique. 80 Waterloo Ave is very similar (church to mental health clinic). St Patrick's ward – allowing business uses within the residential areas – implementing Mixed Use. Funeral Home in residential area as well. – Melissa
- This group of residents want a great infill in their backyard, but what we are looking at does not really take the neighbourhood context into play. I can also think of several other offices that are vacant around the city. What is process from here if we leave this at the same impasse as last week? How can we have a more participatory process to hear about what will happen on the site? In order to sell the residential, you're going to have to deal with the commercial – I don't see that working.
- After we share the site plans, we can record comments so staff can write a report based on your concerns. We understand you're concerned about commercial – but what are your other thoughts? – Nancy K.
- Are the medical office really for the benefit of the community only?
- No, it's for the benefit of the city – Nancy
- What happens if we don't reach a decision?
- It will all be forwarded in a report to council – Nancy K
- Melissa reiterates the planning application process
- Re: medical – 40% of the building. How many doctors would that be?
- hard to know exactly, but a couple of family physicians could lease one of the smaller units. It depends on the practice, and very few are in the office 5 days a week. – Doug
- For the record, there are a few that are similar to this situation, but none are on local roads?
- Italian Canadian Club – Melissa
- I don't agree with that example
- Melissa reiterates that this list is all commercial within a residential neighbourhood
- If St. Paul's school was already a factory, then closed and then this proposal came up, we wouldn't be having this issue
- In all fairness to the list – Places to Grow is new, and mixed uses is very new, so you will not likely have a lot of examples that have happened in the last year. – Tom
- We do not really agree that these compare (list) to this situation
- 40/60 ratio – medical versus other professional – how does this determine parking spaces? It seems enormous amounts of parking to me. Do you actually achieve the parking requirements set out by the ZBL?

- Yes, and we are higher on the residential, and I believe that most homes have 2 cars so we provided more in the residential. We've found that parking for apartments is not sufficient where the by-law asks for 1.25 spaces per unit. We've provided 2 spaces for each unit. – Nancy S

8:30PM

- Presentation by Chris introducing the site plans
 - An issue was raised about fire access
 - Chris responded and addressed that it meets all codes
 - Location for the dumpster was an issue
 - Chris responded to them
 - Could you show us what is greenspace on there?
 - Why would you need a dumpster for the residential?
 - The presumption that I'm going to make is that we need internal garbage storage. The city will go into a site where they can fit, but they will not back up. – Chris
 - Can anyone tell me what the setbacks are for the commercial and residential?
 - Answered by Nancy S. Responded to setback regarding distance to windows of habitable rooms, and have asked for exemption to these rules – Nancy S.
 - We are impacted by the one yard, you're asking for 3 metres from the property line –
 - I am impacted
 - Yes, we are asking for a variance for your yard (referring to Edinburgh Rd properties– Nancy S.
 - My property is not met in terms of being far enough back when you look at it from a kitty corner
 - I don't understand why those are being called townhouses
 - There are cluster townhouses, and there are also stacked townhouses – Melissa
 - These look like apartments. These drawings however, are missing a 3 storey balcony –
 - Daphne is correct – Chris
 - Are balconies on the corners of every building?
 - Yes, on the corner of every building – Chris
 - The elevations show a roofed porch projecting in front of the garage doors that is not shown on the plan. This makes it more built area on the site.
 - I think we're getting into too much detail before we come to a consensus.
 - We do not agree to the plans simply by looking at them and commenting on them
 - The buildings are bigger than are shown.
- To Lloyd – there are lot of doors on the back of the building (school). Are there any primary entrances on that 3m wide strip of land between the neighbour to the east.
- Yes there are, for the residential units – Lloyd
 - Can you give me any precedence in Guelph where this would occur?
 - I think the ones on Gordon Street by Kortright work like that. It is unorthodox. – Lloyd
 - how does this speak to the quality of the development of the site as a whole?
 - Clarification provided.
 - The setbacks wouldn't be sufficient if it was residential on the bottom floor, but it's ok if residential is on the third floor?
 - No, those are side yards you're speaking of – Nancy S.
 - Melissa reiterates that the front yard is the shortest side of the street. The long length is the side yard of the property.
 - How is that a side yard when that's the wall with all the windows?
 - Is it my understanding that the side yard meets the requirements at the existing height? But will it meet the requirements at the proposed height?

- Melissa responds and states that they're exceeding the ZBL
- 7.5m for habitable rooms? The east elevation is habitable rooms w/ windows?
- That only applies to the townhouses – Nancy S.
- Parking Garage – how can you make that look decent? It looks like a parking garage, it's the closest thing to Forest Street
- Elevations are shown to illustrate what will face Forest Street.
- We've presented a flat façade facing Forest rather than 6 garage doors – Lloyd
- We're being told that this has a second storey addition in planning documentation – this might be a misnomer?
- It's a storey with a loft – Melissa
- It's the same height from the eave to the ceiling height of the second storey, how is this not 3 storeys? (Inconsistencies in planning documentation referring to this project as a 1 ½ storey; 2 storey addition; and 3 storey building)
- These are not in the plans at the planning department
- There are common language and there are technical language of the zoning by-law - Melissa
- There are no floor plans for the third storey
- Call it three storeys then – Tom
- There are no floor plan requirements for a zoning amendment – Melissa
- Bruce for Ms. Cook – this will be a “30 foot spike fence” – this will put a shadow on her property at 4PM.
- We did some shadow studies – Tom
- Shadow studies were presented and reiterated that they are based on current building heights
- If there were no changes of the plans as of what is presented, that shadow would grow by about double. That shadow would extend across the pool at 6PM (from June 1st). We will not be putting that entire site in shadow – Lloyd
- About ½ the pool and house would be in shadow around 5PM and in winter time, those shadows will grow
- All buildings are in shadow in the winter. – Lloyd
- Ms. Cook is not in shadow currently
- I can likely suspect that she is in shadow in the winter – Lloyd
- Grading Plan was shown at 9:10PM
- Chris reiterated that Nancy S. has been making moves to protect the Elm Tree. Reiterated that sewer was adequate and storm water management will be taken care of. Grading issues from the site to the church.
- This will affect backyards as well as the church (reference to Dean Ave properties)
- According to the contours, the problems to the residential backyards is coming from the church – Chris
- Concerning the parking lots, they're awful close to the fence line; I doubt any contractor will haul the snow up the hill, by nature he will lump in up against the property edge. Since we use salt here, salt will likely accumulate in these snow dumps and leach into our backyards – killing vegetation. Can we remove some parking and utilize it for snow storage?
- Guelph is ahead of the game when it comes to salt use - we have been using alternatives and we will be open to looking at alternatives to snow storage, however this is the first submission and there will be conditions that will have to be met – Chris

- On the elevation, I couldn't figure out what the unit numbers are on the topographic lines? (metres – Chris). So on the plan then there is an elevation difference of nearly 2m on the site. This would redirect water towards the well and towards our backyards?
- This has not been reviewed by the city so we have not received comments. There is also a retaining wall on that corner so it will force drainage elsewhere (as we see today on these plans). (Chris points out where the wall runs). Chris reiterates that the wall runs about 3-5 metres along the rear property line of Dave's property – Chris
- What happens with the grade change and water drainage
- Chris points out that the water will flow east along the site
- I consider this grade elevation to put this structure at four storeys now – the ground storey is 2 metres higher than present state – you're creating a dam at the back of our yards with this berm. I don't see why we need this grade change?
- I'll need to come back to you about that next week – Chris
- The properties to the northwest drains to the site – so we have to deal with that. Chris also reiterates that a swale will take the water from the properties to the west – Chris
- There is also a well 50 feet from the property, they're mandated to test it everyday – why do they need to test it if there are no concerns for contamination. So if there are any changes to the flow of water – we would like to know how it will affect the water quality
- We will not direct the water towards the well – and this well is not under the influence of surface water – Chris
- Could we revisit this question at the next meeting? (re: grading/drainage)
- Could we show grade differences staggered along the property boundaries for the next meeting?
- Chris shows a drawing to illustrate that.
- I know the drawings are 1 dimensional and leads to more questions – would it be possible to have a walk through of the site with the focus group – and it be explained on site.
- Produce 3D models (several members of the public).
- A walk through would be tricky – Lloyd
- Daphne agrees that a walkthrough would be confusing, but there should be a 3D model generated.
- Maybe even getting photographs and mass in the buildings using photoshop to illustrate? The grade changes are confusing from this perspective
- Screening/Privacy issues – I did not know about the grade change

- Start off by seeing if there are visuals to show general perspectives? The Applicant agrees
- Lise and Leanne are booked next Wednesday June 20th from 7PM and have asked that the meeting be moved earlier. (5PM – 7PM) No general concern from anyone.

***5PM Start for Wednesday June 20th – pending availability of the Committee Room C.

Concluded 9:35PM.

108 Forest Street - Facilitated Focus Group Meeting #3 June 20, 2007

Present:

Residents: John Campbell, Bernhard Hasselwander, Audrey Jamal, George Spence, Daphne Wainman-Wood, Bill Andrews, Bruce Monkhouse, Jack Barr, Laura Maxie, Sarah Lowe, Mark Bailey, Tanis Comrie, Nancy, Dave

Councillors: Lise Burcher, Léanne Piper

City Staff: Nancy Kielar (facilitator), Melissa Castellan, Scott Hannah, Jason Downham (recorder)

Applicant: Nancy Shoemaker, Chris Sims, Tom Krizsan, Doug Friars, Lloyd Grinham

5:05PM – Introductions

- Re: last week's minutes. Summarized the sheet handed out by John Campbell.
- We noticed that there are some omissions that were not recorded in the minutes
- Nancy reiterated that the notes were for planning purposes to produce the report for council. Notes handed out are a summary of the actions and decisions of the meetings, not the full discussion
- It was stated that there should be access to the full set of notes
- Is there difficulty in sharing those notes?
- I have issue with the minutes where Chris explained the storm water
- If there is anything that was not expressed in the minutes, can they be added to the notes?
- The notes will be forwarded electronically to everyone. Any responses will then be forwarded to John Campbell who will forward them on to Melissa and they will be included in the file.
- We don't feel that the notes that were passed out were representative of the meeting or comments that were made
- The roll of the planning department (re: accuracies/inaccuracies in the application) – who is the person that reviews the accuracy of the proposals?
- Melissa responds stating that it is the responsibility of the planning department
- I'm trying to sort through this stuff regarding these numbers (site statistics) whether they are accurate (reference to the number of storeys were inaccurately recorded). I would like to talk about them in front of my neighbours. Additionally, the adjacent properties are downgrade to the site, where the elevations state that the subject property is downgrade
- I had concerns about the grading at the back of the property, so I would like to spend some time on that issue. Regarding the height? Has the grading changed, (the 2 metres) and whether that meets the requirements of height in the neighbourhood.
- The height of the school, we were shown the shadows as they exist. I would like to discuss that. It places a property in darkness.
- May we have the site plan presented to us in full detail and go around the site with descriptions on existing grades, where it will change and where water will flow. Additionally, any changes to the buildings, access. This will help us move forward
- I think the suggestion is good. After listening to the neighbours, we met and made changes to the site plan to address the concerns. It would be appropriate to discuss those changes related to height, shades, grades, etc. - Tom

- We will look at the site and then prioritize how the meeting agenda will be formed – Nancy K
- Does the height of the building count from existing grade, or the new grade?
- The height is measured in storeys; it is not measured in metres for zoning regulations – Melissa
- How do you determine setbacks from the property line then?
- This application has asked for a specific setback, not ½ the building height. This will be reviewed by staff. – Melissa
- Building height is measured from your finished grade. Where you run into a problem is for example a walk-out lot where a building has different elevations from the front to the back – you use an average. The height depends on the type of roof, generally ½ the roof pitch. – Scott
- The 5.3m is suggested to be appropriate as a setback. This is insufficient. The setbacks they are asking for are really conservative. Without having a floor plan, I don't know how we're supposed to see which windows are where. I wasn't sure which elevation would be viewed from my property. If they're trying to suggest this is an upscale property – they should be meeting or exceeding the standards, not asking for reductions. This creates more severe drainage issues in my opinions.

5:30PM – Site Plan Changes Reviewed on monitor

- Will there be handout of this revised site plan?
- There are a few hardcopies to go around, but not enough for everyone – Lloyd agreed to have email them out to Melissa and Daphne
- Site Plans, shadow studies were handed out
- John and Daphne have the hardcopies of the Site Plans and PDFs will be emailed out – Nancy K explained

Nancy S begins talk about the site plan:

- The major revisions include: The stacked townhouses are reoriented to allow for preservation of the elm tree. Parkette around elm tree. Townhouses are oriented facing each other. An arborist agrees saving the tree is possible with this design. Previously, we had visitor parking in the internal courtyard – this has been eliminated. The townhouse units allow for 2 spaces per unit in a garage and 2 in the driveway and overall there is more parking than is required. The parking requirements by the users (office and residential) would not occur at the same time so visitor overflow could be accommodated on the office side. The site will work with the city's disposal system so the garbage dumpster has been eliminated for the townhouse. This allowed a building to be moved further from the site boundary. The covered porches have now been shown on the plan. The variances we are asking for: variance to no windows with habitable room within 7.5 metres of a lot line will be asked for – the most severe is 3 metres from the lot line. Offices: Parking area that is adjacent to the homes on Dean has been reduced with 6 spaces eliminated and the setback has been increased to approximately 6m to allow for greater buffer. The parking has been reduced for the overall site. The medical offices cannot comprise more than 471m² with the remaining space being professional offices and parking regulations will still be OK. There has also been a redesign of the school building that Lloyd can speak about. Are there questions? - Nancy S
- Looking at Building 2 – this is a huge hill – there will need to be a large retaining wall there to hold back the soil

- Re: the windows/habitable rooms – where does this occur? Where does it face a neighbour's building?
- Nancy S indicated where on the site plan - side walls have windows so it is required for side yards on Edinburgh and Forest.
- The only place where there's a problem I think – is in your buildings where the exemptions will be made and its' only our two properties that will be impacted (referring to Edinburgh Rd properties)
- No, there are also some buildings on Forest Street. Building 2 has a major setback, the other building is 5.1m. These also have windows to habitable rooms requiring 7.5m. It is a fairly excessive requirement – Nancy S
- I disagree, when you have neighbours staring into your windows. These other buildings do not comply either – according to your scales, concern about overlooking yards
- The only units requiring the variance would be building 3 on the side yard adjacent to Edinburgh Rd property, and building 2 on the side yards. – Nancy S
- It seems like everyone has a concern with your plan, and mine is the setback issues to my property. My calculation is that you need to be 6.5m from the property line. The rear of the building does not meet the setback requirements either.
- If these were traditional townhouses, what would the ramifications be regarding the setbacks?
- It would be the same regulations – Melissa

5:40PM – Grading Plans Reviewed

- I can send you the full sized versions of these drawings. Elevation has been lowered to take sanitary connection out of basement. To lower the site more, I would need input from the Engineering Department. We would need to pump the site otherwise and the city had concerns about that. We've done a series of cross sections on this site to represent change in elevations. (Reviewed where the cross sections were located). The optometry clinic – what is happening with that slope? We have to maintain a certain gradient on the site – and we're not actually cutting out of that slope we're filling in – Chris
- Its difficult to read the numbers on these plans – are the units in metres (on the cross sections). Could you also indicate what the grade changes are surrounding the site?
Units are in metres **Could not hear Chris' response**
- Existing ground at D at the property line is an elevation of about 326, at the front of the house is an elevation of 323 – a difference of 3m at that point. Further out in the site, the 323m remains constant and then drops to a 322m elevation on the far side of the school building – basically in the parking lot – Chris
- What buildings are we looking at here?
- Section D – runs through buildings 1 and 2 plus the school building – Chris
- Is there a building missing on this site?
- There is a building missing
- I don't see how any of those apply to my property? (Dave)
- I do not have a cross section; there will be a wall at your property – Chris
- Its hard to understand if you don't show me the cross-section of the property and the impact of the property on neighbour's properties – my neighbours properties will now start channeling water into my property. - Dave
- Part of your neighbour's properties already drain into your property – Chris

- That's not what your plans say that you've submitted – and currently they drain into the school. I don't know how you can expect me to be satisfied with the grading when you don't provide accurate drawings and I'm the most impacted – Dave
 - Can you go through the perimeter of the plan and discuss the changes?
 - The moved building is now even higher – the elevations are useless unless the building that has been moved is on these elevation drawings.
 - Could Chris explain the grade change on each lot?
 - We don't have cross sections that reflect the new changes, is that correct?
 - These would be accurate unless my people messed up
 - However there is a building missing on these drawings?
 - I apologize for not providing accurate drawings- Chris
 - Are these plans the same the same as last week, or are there changes?
 - No, there are some changes that are missing – Chris
 - Chris will give the new elevations to Melissa
 - Is the grade incorrect?
 - No, the grade is correct, but the residents need all the buildings to be on there to see the proper perspective to view the relative heights – Chris
 - Would this be an appropriate time to request an additional meeting? I feel it would be useful for the residents to absorb the information and then we could have another go around on the other sections.
 - A date will need to be chosen that meets most people's schedules and information will be provided – Nancy K
 - If another meeting is being held, can it be on a Wednesday at this time?
 - We will respond based on staff's availability – Nancy K
- Action: Chris will send updated plans to Melissa and she will provide them to the group.
- If we could, can we talk about the shadow study for my neighbour before I leave. She's going to be in darkness for 3 months (Bruce)
 - Look at existing building December – they are pretty dark. There's no getting around it in December. An additional storey will not affect it that much. The shadow will likely come up into her window; however, currently the shadows come up across her wall. Existing at 3pm – the shadow line crosses the property now. The sun sets at 4:30 in December. I'm not trying to diminish this. We're adding 12 Feet to the building. Currently we have a peaked roof – we could make the roof flat, but then you're looking at a building with a flat roof. If a conventional single detached house were to be built here, the shadow would be way higher, because the setbacks would be much less. – Lloyd
 - Nancy K reiterates that Bruce is on record as being opposed
 - The shadows indicate the length on the ground, not up the wall, right?
 - Correct, this is difficult to describe and represent on a 2D plan. – Lloyd
 - You don't have dimensions and heights on the section on page 5 (?)
 - I can roughly tell you that the total height to the eave. Most of the December shadows are cast by the eave – at 22 feet high at grade (existing). The sloped roof has now also come down to the top of the 2nd floor instead of having a ½ addition and adding a sloped roof. - Lloyd

Perimeter Discussion regarding grading at adjacent properties.

- Changes in height of elevation will be described at each property. Through the upper “west” (as per site plan) boundary, we are bringing the site up on average about 1 metre. Then we will grade

upwards towards the buildings that will be raised up to 2- 2 ½ metres. The grade will be increased approximately 1 metre at the property line, towards the school its 1 – 1 ½ metres (at “southwest”).

- Can you give us the elevations?
- I will provide those to you – Chris
- Could you explain how you handle these grade changes?
- It will be managed by the walls of the buildings in the front. Towards the back, a swale will be dug to capture the water. Where the cedar hedges are the grades will not be touched – Chris
- When you do the revision to the plans, do a large drawing showing the existing and proposed grade changes. I know that there are no changes at the property lines, but perhaps the residents do not. – Scott
- We will provide those to everyone – Chris
- The corner “southwest” how does that relate to the existing school playground?
- This will go up about 4 feet (southwest) so this will be up about 2 or 3 feet above the playground. – Chris
- Are the parking spaces there still abutting the playground?
- Yes, but not as many – Chris
- There will also be a retaining wall that needs to be built there (approx 4 feet) – Chris
- Some fencing will be placed along the church to screen on top of the retaining wall – Nancy S
- Code requires that I place a fence or railing on top of the wall. – Chris
- Could we see a wall, or something that will block fumes from the vehicles in the parking lots?
- Inquiry about buffering
- So, you have the wall, 1.5m then parking?
- Yes – Nancy S
- Explanation that buffer strip is required between OR Zone and Church, need to determine what this will be - Melissa
- Looking at this it looks horrendous, and these fine details help us to visualize the changes to the site. 1.5 metres is extraordinarily close to the property lines
- Does the church know how close their parking spaces are to the lot line? - Scott
- There’s probably about 8 to 10 feet perhaps?
- There are no changes along the “southeast” corner. There is a slope up towards the “northeast” corner of the site that needs to be brought up to match the elevation of the site. Back in through the “north” end, there will be a slope that drains into the site (0.5 – 1.5 metres). On the internal site we will have fill that goes in. – Chris
- When you do the cut and fill – will it come from the property?
- I’m going to try, if not, we will use very similar fill to that which exists on the property. – Chris
- Have you done the cut and fill proposal yet?
- No, not yet, it’s not something we usually do until we get closer to the finalizing the site plan. I have not heard back from the city yet (engineering/planning). This process is dynamic that keeps changing until enough information is gathered to produce a report for council – Chris
- I request that because this is an infill project, I feel that this be available for comment before it goes to zone change. Could we also receive a Landscaping Plan at time of Zone Change approval as well?
- Did I understand correctly that in the middle of the site you will be increasing the grade by 2 metres?
- There is a dip in the property at the center that will need to be brought up in relation to providing services to the property. We will otherwise need pumping services that the City has

concerns about. The current elevation is 324m, we will bring it to 325, but other portions of the site are lower, and the filling gets deeper in the back of the site – Chris

- There is a wall at the “north” that is 0.5 metre, to 4 feet high back down to 1 foot. We need to ensure that drainage is captured – Chris
- Concerns were about a contour line that falls at a corner of a property on one plan and in the centre of a property on another plan. Dave iterates the inaccuracies of the contour information
- Chris asks for permission to take more contour shots of Dave’s property and it is given by Dave.
- If the building was setback as required in the standards, would a retaining wall be required?
- Is your issue you don’t want any water going across neighbour property lines? - Scott
- Yes
- The variance is for building 3 – where we’re asking for a 3 metre setback. The other building is more than 7.5 metres from your area. The variance is on the other side that has nothing to do with the retaining wall. – Nancy
- It’s clearly the reason you need a retaining wall is because it’s encroaching on property lines
- The proposed retaining wall would not be required if the setbacks abided by the regulations set out by the city
- Does the grading for the parking necessitate a retaining wall? - Melissa
- The wall that runs east/west doesn’t really impact water drainage. It’s the wall that runs north/south that will dam water
- I’m willing to listen to a solution
- In order to eliminate the impacts, rather than extending the buffer zone, why not grade their properties (on Edinburgh Rd) to the same level?
- I don’t have a problem with that, but there is a water well there and I don’t know if that would impact drainage and it would affect drainage along Dean
- The section of the retaining wall is across the “bottom” or “back” of the lot, am I correct? – Nancy K
- At most the wall will go 3 or 4 feet across my property, but I have a problem with the drainage from the optometrist’s lot going onto my (Dave) property
- It is a standard condition that this development cannot put water onto other properties and it will be reviewed. Water from this site will be contained on this site. – Melissa
- The tree, how does the grading affect the tree?
- My understanding is that we can work the tree in without grading around it (through Lloyds work with the arborist) – Chris
- The tree on the side lot line is toast?
- That’s the amenity area, nothing will happen here, it is existing grading – Chris
- That tree is actually in poor health, it may need to be removed because it is diseased. The other tree is robust according to arborist – Lloyd

- A few things we changed at the existing building level – these are the newly introduced stairs/elevators into the building (stair access for first 3 residential units is from within the parking garage). Moved access doors from the east side to the west side because of concerns of access into the building. I think the majority of the time; residents would go from the parking garage to the internal staircase. We haven’t relocated the other staircases to the other side. A shallow retaining wall will be placed along the building wall facing the pool on the plan to address the existing

slope in the side yard and allow for planting space. There are a lot of internal changes to the floor plans – the 2nd level with the decks on the west side does not look out to the houses. The living spaces are pulled back a bit from the lower level (open loft area reduced to pull building back). The retaining wall will only be 500 or 600 mm, to allow for more plantings and allow for more privacy. (Demonstrated the existing roof level and showed that the upper levels are much lower in height than the lower floor). Landscaped arbour proposed for side yard for privacy. Shadow impact reduced through roof line change.

- That dashed line indicates where a two storey home would go if one were to be constructed on the site – Scott

- Yes

- Lowering the roof reduces living space, trying to keep similar to other buildings proposed on the site

- West/East Elevations were demonstrated. The wall is reduced by 1/3rd but you will see more roof. There is some moving that can be done to reduce the roof, but the “3rd storey” living space will be greatly affected. The Forest Side: We’ve mixed the materials, more stucco, less brick to break up the look. A number of windows will be introduced in the gym – the existing roof will remain the same over the gym. The south end of the building provides walk out amenity space for 2 units. – Lloyd

- Can we get a diagram showing a composite shadow on one page?

- In the lower drawing you mentioned changes? Is it the roof pitch? Is it the number of windows in the gym?

- The only thing that’s changed is the roof pitch, the two units that access that roof deck, they’ve actually stayed at the full 3 floors, we haven’t brought the roof down, they need the full third level walk out. – Lloyd

- The windows we’re seeing at the bottom drawing all belong to the offices?

- Yes, the gymnasium has a ground level and 2nd level office component – Lloyd

- That was always the case?

- The 6 offices on the ground floor, how many will be 1 storey vs 2 storey?

- 5 from the street back are 1 storey, it is only the southernmost one that is 2 storeys. However, it could be 2 separate units. – Lloyd

- Why do you not desire a walkout basement for townhouses?

- These are stacked bungalows; they each have their own basement – if you created it as a walkout type of look, and you lived on the third floor you really don’t need a walkout. It also creates security issues. – Chris

- How is there access to that basement area?

- They’re internal to the building within each unit. Stairs and elevator will go from each unit right to the basement – Chris

- School roof water currently drains into drywells at front of school – Lloyd

- Were there any modifications proposed to the other residential buildings?

- I think the only modification is in those previous elevations – there is an inaccuracy that didn’t show the covered porches. – Nancy S

- There is a concern about the balconies and porches looking out into the backyards. I would like to see the orientation of those change if at all possible with the increased grade and height of the buildings.

- The stacked “bungalows” have all living areas on the same floor as opposed to a normal house where your ground floor is your main living space and second floor is bedrooms, so when you

have overlook issues from these structures, you only have them from the bedroom, where with these buildings you have them from all rooms on the third floor? So, why not the traditional townhouse type that appeals to a larger cross section of the population?

- We are gearing these units to the elderly and those who wish to eliminate the stairs in their life to something that is more suitable. These people prefer bungalows. These units are smaller on the bottom floor (1700-1800 sq ft) and the second floor is 2200sq ft. – Tom

- The original application said something about Victoria Road – Have others like this been built? And with elevators?

- No, others have not been built – Tom

- Those elevators could easily be cut out, they are a lot of money and sometimes things get cut out in some developments, and we cannot hold you to those elevators. In a traditional townhouse form can accommodate an option for a personal elevator for those that cannot use stairs

- We are catering these to the market and satisfy a niche market. This product is also unique and we can command a more upscale price and address the concerns of the residents to avoid it becoming rental units – Tom

- I don't understand your concerns about the elevators – Melissa

- I am concerned about the marketability of these units if the elevator went away, and we cannot make you do it. A building permit could be issued with or without an elevator. My issue becomes who would purchase a unit. I don't see a family with 3 children purchasing a 3 storey walkup.

- I have no issue if the city imposes a condition that states that all 3 buildings must have elevators – Tom

- Can that be made part of the condition?

- This would not be far and away the weirdest condition that has been proposed. Yes, can include a condition at site plan – Scott

- The two residential buildings that abut each other – what is the distance between them with the window W2 – this is what irritates me about privacy issues. I believe the point was the buildings that face each other do not have windows save for the staircase windows, whereas the other side that faces the abutting properties have an entire wall of windows. It is not proposed that the people interior to the site look on to one another. Request for buildings to be reduced in size and reduce numbers of units on the site.

- Building 4 looks on to other buildings (with the covered porch) – Nancy S

7:15PM – Meeting is adjourned

108 Forest Street – Facilitated Meeting #4 July 31st, 2007

Present:

Residents: John Campbell, Peter Gill, Bernhard Hasselwander, Audrey Jamal, George Spence, Daphne Wainman-Wood, Bill Andrews, Bruce Ryan, Jack Barr, Laura Maxie, Sarah Lowe.

Councillors: Lise Burcher, Leanne Piper

City Staff: Nancy Kielar (facilitator), Melissa Castellan, Scott Hannah, Jason Downham (recorder)

Applicant: Nancy Shoemaker, Chris Sims, Tom Krizsan, Doug Friars, Lloyd Grinham

- Nancy K asked for items to be added to the agenda.
 - Staff input on what uses would be generally appropriate for the site
 - Applicant review changes that have been made to date on the plan
 - Outstanding issues
 - landscaping (site plan control details)
 - lighting
 - traffic impacts
 - noise
 - density/intensification
 - owner occupancy (major concern)
 - OUNRA planning professional input (re: mixed use/site plan approach)
 - Next steps after meeting

AGENDA ITEM #1: STAFF INPUT ON USE

- Concern was raised regarding the appropriate use. Daphne mentioned that an independent planner had been hired by OUNRA and that he stated that the proposed use is not appropriate for the site and that it should be purely residential intensification. OUNRA also hired Daphne to prepare alternative concepts for the site based on what the residents feel is appropriate.
- Nancy K reiterates the general feel of the previous meeting and states that only a few voices consumed the majority of the discussion. Nancy K asks public to speak up if anyone is in disagreement with what is being said.
- It is noted that some of the public was frustrated that some of the issues were very trivial and that the majority of the discussion pertained to only one or two property owners.
- Nancy K mentions that the word has reached Community Services that the public feels that Nancy K has a bias towards the developer. Nancy explained her role in the meetings.
- 1st agenda item: (Scott) We cannot come out and indicate that we are supporting or not supporting this application. However, we believe that what is being proposed certainly has a lot of policy support in the Official Plan. There are statements in urban form policies, land use statements that encourage mixed use developments. I try to encourage this type of development and I find that I get very little support from the commercial community. I

want to raise the statement that encourages reuse and intensification. Taking down the school and replacing it with something else rather than trying to reuse it for another purpose – our department would be more supporting of a reuse. The general policies in the OP try to encourage smaller scale mixed use development serving residential areas. The criteria for these types of development – compatibility issues. The reason why other infill developments like this have been successful (not necessarily mixed use) because there has been give and take on both sides of the equation. My experience with this group is that there has not been a lot of give from the residents. What we hope to achieve is to identify what the residents find troublesome so we can deal with those subjects. Within the CIP for the OU&CN – there were only 5 key change areas identified, and this is one of the key change areas. If someone had come with this development inside of this neighbourhood and wanted to take down 5 detached units to put this type of development, I would have said look elsewhere.

- (Lise) I appreciate the reiteration of the position. My recollection of this particular site being discussed was not a mixed use area, so how is it that you are describing this site as mixed use?
- (Scott) There is a focus of new residential uses as well as mixed use developments.
- It is quite clear that it doesn't state that the school site is mixed use, but it is evident that the Edinburgh corridor is mixed use (in CIP)
- It is a matter that the policy framework is that the school site is to be use for residential intensification and not mixed use (Lise)
- Scott reiterates the way that the department is viewing the policies for this area.
- I don't accept Scott's analysis, I don't think that there's any language in the CIP that supports his conclusion.
- Since this is our last opportunity to meet during this process – is it my understanding that there will be a public meeting regarding this process?
- Yes (Scott)
- Can we decide what we do with this difference of opinion? There are differences in the interpretation of planning policy and we have hired another professional planner.
- (Scott) What I would encourage you to do is submit the response to us and we would have no concern about meeting with the consultant.
- (Scott) Is the scale of the commercial an issue i.e. 15,000 sq. ft. proposed, if it was smaller would it be alright, and what is it about the commercial that is a concern?
- To me, the type of commercial being proposed could go anywhere, it is not making the community walkable or more acceptable. It is an imposition in the neighbourhood. I do

agree that it is benign, but people are going to drive here regardless. If it were retail, that would make the neighbourhood more walkable (we still wouldn't want that type, however).

- Concern still around the fact that this will become a precedence setting development.
- Concern was raised again about the residential properties between Edinburgh and the school site – they would be surrounded by commercial.
- That use is not a good transition between a corridor and residential neighbourhood. It is much more appropriate for residential intensification.
- The precedence setting aspect. It is a concern that Scott doesn't understand why we don't want commercial since it has been raised quite often.
- This is a binary decision, it is yes or no, there is no compromise on this decision. We feel that we can make other contributions to the development, but we do not want a commercial component to the project.
- I cannot be against anything that would benefit humankind in anyway (i.e. doctor, dentistry, x-ray, medical offices, etc...). As long as it retains the medical aspect. I would like to see these medical offices brought in. (Bernhard)
- There is too much happening on the site.

AGENDA ITEM #2 – REVIEW CHANGES MADE

- Nancy S summarized the changes to the plan (handout provided to group after the meeting)
- There has been reorientation of stacked townhouse units – to save the elm tree and flip the southerly unit balconies to the east side of the building as opposed to the west.
- Eliminated unnecessary parking for the townhouses and provided more green space and agreed that there may be some visitor overflow onto office area of the site.
- Garbage enclosure for townhouses eliminated.
- Amount of fill has been lowered on the site – only a foot of fill around the townhouse units backing onto Dean Ave. but most of the fill is in the parking lot because of the location of the stormwater management facility.
 - This will lower the buildings by about 0.75 metres
 - Much less fill will be imported onto site
 - Most retaining walls have been reduced (primarily one armour stone rock 18" high). Still retaining wall along church. Elimination of wall along Sarah's property considering a berm instead

- We will do some pumping on the site to force the sewage to Forest St (townhouse units).
- Detailed grading questions to be discussed at end of the meeting (Chris)
- Agreed to restrict uses to medical and professional offices to maximum 471m² for medical 1027m² for offices. This has allowed us to eliminate some parking to allow for more buffer area more specifically to Sarah's property. 2 parking modules were shifted to west allowing more landscape buffer against church property.
- Shadow studies completed with the views that residents of the units would have. Views have been shown from your backyards into units; photo study done to show the opposite view (from balconies).
- Activity along east side of school building – We've reoriented the three units to be accessed from the centre. Access to three units from the backside, but none to the offices (emergency exit only).
- Building façade has been lowered (redesign was presented last meeting). Roof moved back from property line, changed roof pitch.
- Completed shadow study to the east shows that generated shadows no greater than a 2 storey building on the site. (7 foot reduction along eave).
- (Public) however, if it were residential, the shadows would be reduced.
- (Lloyd) But, if single detached were to be put on this site, then they can actually be placed closer to adjacent properties and cast a much larger shadow than this development.
- The site is institutional, which would allow a 4 storey structure today (Nancy S)
- We also prepared a preliminary landscape plan.
- There is commitment to keep the elevators in.
- Front elevation of school changed to break up the façade; some façade material changes.
- Extra buffering adjacent to the church – to be updated on the list circulated by Nancy Shoemaker.

AGENDA ITEM #3 – OUTSTANDING ISSUES

- Density, traffic, lighting/noise, landscaping/siteplan control

Density

- The residents feel what is being proposed is a little over the top for the site

- Nancy K asks for clarification – density of buildings, units, use
- All the above. It is too intense building up the site, there is very little green space, much less than the residents would like. The OUNRA has retained an architect to bring to the table what the residents would like. They are saying it doesn't have to be single detached dwellings. We're going to bring a residential intensification proposal of the site, but keep it within constraints: 2 storey max, with appropriate setbacks, a unit that is appealing to families and more diverse. These units are more condo/townhouses split vertically so have a more normal relationship to the ground; more appealing to families. We feel good about housing that appeals to older populations and can incorporate that into this proposal. Perhaps the end units designed for downsizing and seniors/mobility issues. At least 10 metres from the properties on Dean Ave and Mrs Cooks property (as opposed to 3m). Densities we're looking at are in the mid to high teens. We're putting together a plan that is realistic to SWM. – Save the tree, and more green space – more compact. Fronting onto Forest Street so there are front doors and not blank walls.
- Frontage onto street as opposed to interior orientation of site.
- This proposal does involve taking down the school. I don't see how to make a viable conversion of the school into all residential units without adding a second floor. At this point we are proposing that the school building be taken down – there is no value (architecturally). Point is raised that a lot of the materials can be recycled.
- The feeling/view from Mrs. Cook's yard – imagining that the wall will be higher – it is "nasty". The solutions that are being proposed are hard to beat but its still difficult/nasty stuff. I cannot imagine a person living up there and come in around the side of the building. How can people move into that unit (i.e. couch) – a tree is in the way, it is not very wide. Who would want to feel like they are creeping down a dark alley so that we can retain the building?
- Density of high teens; units/hectare is clarified.
- (Scott) It is reiterated that places to grow 50 persons and jobs/ha is for Greenfield and that only 40% of growth needs to happen in the built boundary. The density that Daphne quoted is not even a normal townhouse density – I'm concerned that it's not even enough for this site.
- We're trying to get a handle on what types of density we're comfortable with and its impacts on the community (nuisance issues) related to infill developments. It is possible that we could live with something that isn't single family residential. The difficulty about the office is the principal of the use. We just don't want it at all. I think we would like to go through the mitigation processes that are available. There is a lack of knowledge about the planning processes, however, so that we can properly respond and fit the CIP, OP which in our opinion meets the policies. Through residents design process they are trying

to get close to residential density of the application but in different form with no office. Group indicated that none of the residents present were involved in the CIP process.

- (Leanne) Is the density just because the square footage on this proposed development is much higher than a traditional townhouse (2000-2200 sq ft with some smaller end units for downsizing – Daphne).
- Fairly wide frontages – 29/30ft frontages for the townhouses; entire façade not a garage door. It is not a super dense townhouse complex – there are garages within the units as well.

Traffic

- On the original list – impacts/increase
- A traffic impact analysis has been completed (Nancy S) as part of the application. It projected a little bit higher traffic count than what we would end up with at this point due to the modification of uses. It suggested that the roads were adequate; intersections would not need to be improved. The traffic would be less than the traffic generated by the school. The study is posted on the City website. Peaks – school site: 126vph in am 84vph in pm. Application as previously proposed: 44vph in the am 53vph in the pm. New modifications would reduce this load on the streets. Adjacent streets would remain within the capacities.
- The traffic study was derived from a previous study done on the school.
- However, the report doesn't say when the study was done as there are only 130 students that went to the school and many of them were bussed in.
- There would not be a steady stream of traffic during the day however.
- (Nancy S) They do traffic studies at the peaks, you don't need to account for the low periods.
- Nancy S will provide the source of the traffic study information at a later date.
- Trying to turn onto Edinburgh going south is going to be a pain with cars queuing up at certain periods of the day. However, with ballgames happening across the street – it generates a lot of traffic and that clears out within a few minutes, and adding medical/professional offices traffic won't generate much more traffic – so I can't say I don't want the development based on traffic. Difficult to oppose based on traffic
- People may take alternative routes through the residential area and avoid the arterial roads, increasing traffic cutting through neighbourhood
- Why are there so many parking places provided when the peak periods are so low?
- Zoning requirements and employees.

- Additional traffic turning left onto Edinburgh and traffic along the local streets being increased needs to be addressed. $\frac{3}{4}$ of the traffic that is generated is by the office use. Without the office, there would be a decrease in traffic and parking requirements.

Lighting/Noise

- We will do whatever the city wants us to do in terms of lighting (applicant)
- One concern with noise (not terribly big overall). The proposed residences above the school – depending on the occupants they may be noisier in the evening hours. There are student residences nearby that throw large parties and these proposed units may also become rowdy. This would not prevail if the whole area consisted of upscale units and geared towards family ownership.
- With the rear entrances, there may be people meandering directly beside Mrs. Cook's property/bedroom – noise issue towards her.
- Noise from the parking lot as well (unlocking/locking of cars). This would occur all day long with the office uses. Snow plowing during the winter (which would happen at night) is noisy as well. If there is also dedicated parking for the office, this will be used as overflow for the residences at night and weekends. If we go towards high density, low square footage, more units = more noise.
- The form of the stacked townhouses is a noise issue – large verandas raised above the ground will generate noise. Ground based homes with backyards will help to absorb noise (green space).
- Lighting – intrusive lighting of security lights that wouldn't be on residential units – cars coming and going for all this parking as well. Residential with parking internal doesn't have lights shining into the backyards of adjacent properties. Signage lighting as well is a concern. How will signage be placed on the site? And of what nature?
- (Doug) This is a high end development and neon lights would not be consistent with that.
- There is a sign by-law and there would be low profile non-neon lights (Scott). It would be part of site plan approval and by-laws (zoning, signage). OR Zone does not allow pylon signs.
- Melissa offers an example – Offices on Gordon Street across from Harvard Road.
- A lighting plan would be part of the application as well. Sconces facing down and no light would be allowed to deflect onto adjacent sites – perhaps timing mechanisms could be looked at. 806 Gordon Street is an example that agreed to use of timing for lights (Scott).

- (Tom) Lighting with cars coming in – will instruct landscapers to consider coniferous trees as a buffer for the light.
- All these details (lighting, etc...) will be dealt with later?
- Staff/Council will impose certain conditions on the site. Site Plan approval authority is given to the Director and if suggestions are reasonable they will be incorporated into the plan.

Landscaping/Site plan control

- Nancy S passes out preliminary drawings to show commitment to screened planting.
- Nancy S walks through the landscape plans. New coniferous and deciduous trees throughout the site, in front of townhomes, break up parking areas. Possibility of more trees and shrubs.
- The conifers along Dean will be spruce. Cedars wouldn't mature quickly (related to shadows). Spruce would provide a more solid screen than pine. This would not affect the cedars. If something happens to the cedars, the screen will still be adequate.
- These are not backyards, all open space is owned by the condo corp and all members of the condo can use all space.
- An amenity area will go in with the more detailed landscape plan. There will be amenity areas at grade for the ground units in the form of a patio beneath the balconies.
- Trees will be planted outside of the swale towards the building (Chris). The swale will be an 18" grass swale.
- How will the root development of the trees affect the swale in the future? Little effect unless something is planted in the swale.
- We have a by-law that prevents people from BBQing on balconies, so if a resident wanted to have a BBQ – in the landscaped area? Yes.
- The chain link fence will remain that exists on the site. It was proposed that a privacy fence be installed with a mix of trees planted, but this plan shows a solid planting of spruces. The landscape plan was put together to generate ideas, could put in a privacy fence.
- What's the expectation of the growth of the trees to screen the buildings? The way it is conceptually shown on the plan, the spruces are planted at 15 foot centres; you would pretty much get a solid wall.
- Nancy states that it will hide the majority of the buildings.

- The walkway at the rear (Mrs. Cooks) – it is shown as green on the landscape plan (hard/soft surface?) Also, how are the small shrubs being planted adjacent.
- The OP talks about buffer zones in infill projects. I think it's hugely important for those that live close to it. I don't think that this landscape plan pays it justice.
- The neighbourhood is well treed and to have this site fit the character of the neighbourhood, the buffers need to be beefed up. The green space is getting close with the residential use, but not with the office use. The current landscape plan is a start, but needs reworking – more green.
- No amount of landscape buffering can mitigate the problem to Mrs. Cook's property.
- The Community Energy Plan; how is it addressed in your proposal, are there any green roofs, environmentally sound developments etc..?
- Styrofoam foundation type blocks – have a high R rating, very soundproof, the homes will be energy efficient. But, we're too early in the process to even think about those things. The units are targeted towards people who are very concerned about ongoing maintenance costs, so energy consumption will be reduced (latest technology being installed)

Owner Occupancy

- We would like to see housing there that is owner occupied. Kudos to Tom for proposing a development for a more upscale tenant.
- One of the crucial aspects about moving into such a development is that I don't feel that I would want to move into a development directly above commercial, which may end up being more geared towards students.
- The condo board is very crucial in a situation like this, and would step in, in a situation where noise enforcement is required for unruly tenants, however there are no laws that would prevent units from being rented to a particular demographic.
- This is not a student development; these will be very high end and steering away from a student condominium development. We are considering green patio on roof of gym. At least 5 of the 9 units will have incredible amenities the other ones may need to be worked on though.
- Condominiums offer more control than single detached homes. You have no control over detached, but condo boards can band together and place restrictions which would be an asset to the community.
- Are these units condominiums? We are seeking advice on how this should happen and if we should make it all one condo board or 2 condo boards.

- Scott reiterates what a condo means.

AGENDA ITEM #5: NEXT STEPS IN PLANNING PROCESS

- (Scott) reiterates new planning procedures and feels this should participate in it. Lise and Leanne are very aware of these procedures. This application would be introduced at a public meeting of Council – but there will be no decision made at this meeting. This project will likely require a special meeting. Perhaps around October. Scott reiterates that the applicant and staff have a good understanding of the issues. Council will be given a clear picture of this process (facilitated meetings) followed by a recommendation report to Council where council has the option of making a decision. There will be at least 2 other opportunities to stand before council about the application. The Site Plan Approval process is the time to deal with the landscaping. Whatever happens on this site, we will involve the neighbourhood to go over the landscape plans. I would like to keep the Director in charge of approval of this site plan application.
- In general, I enjoyed these sessions (Tom) and the changes that came out of the discussions have been positive. The plan today is better than when we originally came in (Tom).
- How many minutes do delegations have at public meetings? 10 for the first, 5 for the second.
- How can the information given to the public be distilled and how would the information be presented to demonstrate that these would be key aspects?
- We try to paraphrase and highlight the issues that the public has in the report.
- The issues list given out in the first meeting was confirmed and Melissa asks if it would be appropriate that this list was used as the concerns list for the report. It was confirmed by the public that it was ok.
- Land use and Intensification should be the top priorities.
- Melissa reiterates that the top priorities be identified to council by the residents.
- Consensus to add density and intensification to the original issues list.
- Individual issues need to be brought forward to council (Nancy K).
- Circulation of issues list to go out again to the public.

SCHEDULE 8

Circulation Comments

Posted At: Wednesday February 28, 2007 2:02 PM
Posted To: Planning Division Emails
Conversation: 108 Forest Street - File Number OP0604, ZC0616
Subject: Re: 108 Forest Street - File Number OP0604, ZC0616

One other thing...

In the event that written submissions are being grouped for purposes of planning, my letter written February 27, 2007 is one of objection, not support.

Thank you,
Nancy Porteous
----- Original Message -----

From:
To: planning@quelfh.ca
Sent: Tuesday, February 27, 2007 9:59 PM
Subject: 108 Forest Street - File Number OP0604, ZC0616

February 27, 2007

Hello,

My name is Nancy Porteous and I was in attendance at the information meeting on Thursday February 22nd concerning the proposed development of the St. Paul School property on Forest Street. My family and I are neighbours directly to the south of the property in question.

Following is a list of concerns that I have about the proposed Plan:

- The plan calls for a condominium building to be built on the site of a mature elm tree. It was noted at the meeting that two buildings would be set back to accommodate the tree. This points to an overall lack of understanding by the developer of how important it is to preserve our natural spaces. The plan design shows an alarming lack of green space. The intensification of this development is not at all in keeping with the neighbourhood. There are too many buildings for the site, the buildings are too large, the front lawn of the school will disappear and generally, there seems to be a lack of consideration for green space, open space and the existing trees.
- Our property will back onto the large parking lot behind the school. Presumably it will be floodlit at night. This is not desirable in a residential neighbourhood. I brought it up at the meeting and Nancy Shoemaker noted that although she was not sure, she presumed that lighting would be "pointed down instead of up". I was under the distinct impression that this factor had not been taken into consideration prior to the meeting.
- The development calls for three-storey buildings. Nancy Shoemaker described it as "light intensification" and within the guidelines of Guelph's Official Plan for infilling. The fact is, the property is already elevated. Three storeys on top of the existing elevation will tower over the bungalows on Dean Avenue. In addition, the gymnasium roof is designed to be an outdoor roof patio which will overlook our backyards directly.
- Drainage came up at the meeting. The answer that the runoff will be infiltrated into the ground was not well explained. I did not get a sense of how this would be accomplished. The engineer who spoke to the issue of runoff seemed not to be aware that water currently runs into the church basement from the school property. Our backyards back onto the parking lot behind the school and will be in the path of storm water. This is a serious concern and one that was not alleviated by the information provided at the meeting.

- The traffic increase estimates given of 55 cars between 4 - 6 p.m. and 45 cars between 7 - 9 a.m. were not substantiated with any factual research. The traffic engineer stated that he did not think it difficult to turn onto Edinburgh Road from Forest Street, which indicated to me and everyone present at the meeting that he clearly had no idea about traffic patterns at that particular corner. We who live in the neighbourhood know that it is virtually impossible to turn left onto Edinburgh from Forest, Dean or any of the side streets between College and Water. The idea that this new development would not have a significant impact on traffic on Forest, Talbot and University is nonsense. Residents living in the development and those using the medical facilities in the main building will turn right onto Forest, then Talbot and University to make their way south to College and out of the neighbourhood. These streets will all be busier as a result of this plan.

It should be noted that the majority of people in attendance at the meeting were not opposed to some use being made of this property, including new residential buildings, albeit more modest ones. People gave reasoned and thoughtful comments and had excellent questions. The meeting was well attended and questions were posed from residents of many area streets, not only Forest and Dean. Everyone had legitimate concerns about the size of the development and the seeming lack of thought given to how it would fit into the neighbourhood and impact on local traffic levels.

I look forward to reading the Planning Report that is due to be published in advance of the Public Meeting of Council and trust that all concerns raised at the meeting will be addressed.

Thank you,
Nancy Porteous

From: sandra subden
Posted At: Sunday March 11, 2007 10:58 AM
Posted To: Planning Division Emails
Conversation: 108 Forest St, St Pauls School
Subject: 108 Forest St, St Pauls School

Dear Mayor, Councilors and Planning Director

I wish to register my objection to the proposed zone changes and variances for the old St Pauls school property at 108 Forest St.

I wish to register my support for an infill compatible with the neighborhood streetscape preferably single family homes with greenspace as dictated by the existing bylaws.

Any development of this property should be compatible with the existing neighbouring streetscape.

Rezoning for commercial purposes would be an undesirable incursion into a historically quiet residential area

Dear Mayor and Councilors

I wish to register my objection to the proposed zone changes and variances and I wish to register my support for an infill compatible with the neighborhood streetscape i.e. 2 stories high, legal greenspace and not commercial.

Thank you

Ronald E. Subden

From: Paula and Vicko von Stedingk

Posted At: Sunday March 11, 2007 2:46 PM

Posted To: Planning Division Emails

Conversation: 108 Forest Street - Official Plan and Zoning By-Law Amendment Application (File #OP0604, ZC0616)

Subject: 108 Forest Street - Official Plan and Zoning By-Law Amendment Application (File #OP0604, ZC0616)

I am writing to express my concerns about the proposed re-zoning and development plans for 108 Forest Street. I am, through Millstone C.S. Inc., the owner of the property at a single-family, detached residence. I was unfortunately not able to attend the meeting held on February 22, 2007.

My comments are as follows:

1. The school previously operated on this site was very much part of the community, and provided an essential service to the residential property owners in the area. The activities and "inconveniences" related to its operation (traffic, "noise" from children at play etc.) were accepted, even welcomed, by the residential neighbours. Re-zoning this site for commercial and higher-density residential purposes substantially alters the character of the neighbourhood, and will at the very least have a negative impact on the property values of the adjoining residential properties.
2. The Traffic Impact Study states that the traffic volumes on Forest Street will be lower under the proposed use of the site, than during its use as a school. It fails to emphasize that the school-related traffic is concentrated at pick-up and drop-off times, and only on school days. The proposed use for offices and medical services, together with multi-family dwellings, will no doubt create a different traffic pattern. The impact of this change in use is not adequately considered in the study. Additionally, it would seem reasonable to assume that parents picking up children will be more attentive to safe driving practices (speed etc.) than the "average" driver, raising valid concerns about traffic safety in the neighbourhood.
3. It is clearly not realistic for the community to expect the site to remain idle, or become "park land". The new owners paid, I believe, \$825,000 for the property in 2006. I do not know what representations were made to them about the future use of the property, but they must expect a reasonable return on their investment. The most logical use of the site, given the existing zoning, the character of the neighbourhood, and the concerns of the residents, would be as a **sub-division of single-family, detached residential homes**. Given the relatively modest investment by the current owners of the site, I am certain that an economically viable (albeit less lucrative) plan can be developed along such lines.

The City That Makes A Difference

4. If the SFD "sub-division" concept is not possible, I strongly feel that the height of the structures proposed for the site (office and town-houses) must be kept within that permitted under the existing zoning.
5. The traffic impact concerns of the residents located east of the site could be addressed by creating a "cul-de-sac" immediately east of the entrance to the new development. Forest Street residents located east of the cul-de-sac would have to exit their neighbourhood by going east, which would be an inconvenience perhaps, but a "lesser evil" in my opinion. It would also help to mitigate any negative impact of the proposed project on property values, east of the site, as the "cul-de-sac" would be a positive value factor. The cul-de-sac would, I am sure, have to be landscaped in such a way as to allow passage by emergency and "authorized" vehicles.

I would very much appreciate receiving your "comments on my comments", and please keep me informed of any further developments.

Thank you for your consideration,

Sincerely,

Vicko von Stedingk, President
Millstone Consulting Services Inc

-----Original Message-----

From:

Posted At: Sunday March 11, 2007 6:56 PM Posted To: Planning Division Emails

Conversation: File #OP0604,ZC0616 108 Forest St re-zone

Subject: Re: File #OP0604,ZC0616 108 Forest St re-zone

@lo:

My name is Laura Smith-Maxie and I own the bungalow at _____ I have owned this house since 1971 and have been educated and worked in Guelph since 1961. Thus I am very familiar with the old University neighborhood and its general appearance. I attended the public meeting about the proposed infilling of the old school and its yard which I would like to vigorously protest.

The proposed development is totally inappropriate in height and density for such a small area. I was even more concerned when I was told that the developer for the apartment units is Tom Kurzan. This developer is tenacious in his greed to build as much as possible. I have had experience in fighting his developments in Puslinch; after 2 OMB hearings he was actually defeated by the neighborhood and with the help and wisdom of Puslinch council.

With the province mandate to encourage infilling in established neighborhoods I am sure he will be tenacious in trying to suggest that his plan is absolutely appropriate. I do hope that Guelph council will have leeway in deciding what is best, that they are not in the pockets of the developers and first and foremost, have the philosophy of BEING A GOOD NEIGHBOR!!!!!!

To summarize my objections which is basically a re-iteration of what I am sure most of the neighborhood will be submitting to council, they are:

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- the entire proposal is far too dense and with a 3 story apartment building, it is entirely out of sync with the surrounding low-rise single family dwellings in an older gracious neighborhood
- there seems to be legitimate concerns about the run-off of water from the parking area into the dwellings on Dean ST
- the increase traffic from such a dense development thruout the old University district will have considerable impact
- there is no way to control who buys these apartments and prevent them from becoming student ghetto housing despite what Kurzan says
- again I must repeat, this has the appearance of mini-city developing in the midst of a low density housing area, with cars racing in and out of the parking very close to adjacent properties at all hours of the nite and disturbing a peaceful residential area

Finally I believe there will be a loud public outcry about this proposal and I respectfully request that you a sympathetic to our concerns and that you deny this application.

Thank you for your attention to this matter.

Laura Maxie

From: Tanis Comrie

Posted At: Sunday March 11, 2007 8:26 PM

Posted To: Planning Division Emails

Conversation: Proposed development at the site of the old St Paul's school on Forest Street

Subject: Proposed development at the site of the old St Paul's school on Forest Street

I am writing on behalf of myself and my husband, Robert Foster, to vehemently protest against the development that has recently been proposed for the site of the old St Paul's school on Forest Street.

I was part of the Old University/Centennial neighbourhood community improvement process that was held several years ago. Specifically, I was part of the sub-group that looked at Guthrie park and the future development of St Paul's school. The proposal that has been put forth by the new owner is not in keeping what so ever with what was proposed for the old St Paul's school site. At the time of the Community Improvement plan meetings, we were aware that there was an individual interested in developing the site for a medical centre. Our group thought that this sounded reasonable but I was shocked when I recently heard the magnitude of the proposal. The group had put forth suggestions such as residential development, community centre or a medical centre but, on a much, much smaller scale than what the new owner has proposed.

My husband and I would personally like to see the site developed as a residential site similar to that on Woodside or similar to the recent townhouse/condo development on Waterloo. We would also be happy with a medical centre but not as proposed by the current owner and his developer partner.

The City That Makes A Difference

The scale of the proposal is far too large and out of keeping with the character of the neighbourhood. The variances that are requested are also concerning particularly for the immediate neighbours.

We also have concerns that the planning process only included notification of neighbours within 125 metres of the site. Whatever policy is behind this should be reviewed as a development such as this has a far wider impact than 125 metres.

We look to you to provide leadership and direction that will keep the development of this area in keeping with the scale and character of the neighbourhood.

Sincerely,

Tanis Comrie

-----Original Message-----

From: Kelly M.

Posted At: Sunday March 11, 2007

2:48 PM Posted To: Planning Division Emails

Conversation: St.Paul's School proposal

Subject: St.Paul's School proposal

Dear Mr Riddel and Ms. Castellani:

>

>Re: Proposal to develop St Paul's school (File #OP0604, ZC0616)

>

>We understand that there is an application to re-develop the St Paul's
>school property at 108 Forest Street for a mixed office and residential
>use on the eastern portion, and four stacked townhouses on the western
>portion.

>

>As property owners in the St Paul's neighborhood, we realize that the
>St Paul's school site needs to be re-developed. However, we object to
>the current proposal for the following main reasons.

>

>The overall development is far too intense for the existing residential
>neighbourhood and there is no provision for a transition between the
>development and the surrounding area.

>

>The office use and parking as proposed on the east portion is not
>compatible with the surrounding residential use. Forest is a
>residential street, the abutting properties are predominantly detached
>homes and there are a number of residential homes between the site and
>Edinburgh Road.

>

>The townhouse and apartment residential developments are not in keeping
>with the existing single family homes, either in scale, appearance or
>height.

>

>Traffic on Forest and other neighborhood streets will be significantly
>increased and safety at the intersections of Edinburgh with Forest and
>other residential streets will be adversely affected.

>

>Green space will be significantly reduced, which is in complete
>contrast with the surrounding well-treed properties. In addition, it

>is not clear whether the two mature elm trees are going to be protected.
>
>
>There will be a loss of privacy and views for landowners on Forest and
>Dean, with three storey buildings overlooking homes that are
>predominantly single storey bungalows.
>
>
>Serious issues and unanswered questions remain about the proposed
>streetscape, site drainage, sewage, noise, lighting, parking, snow
>removal, setbacks, buffer strips, retaining walls, fences etc.
>
>
>Please send us notice of any future public meetings relating to this
>application.
>
>
>Yours truly
>
>
William and Lois Andrews

Guelph

>
>
>

-----Original Message-----

From: Posted At: Monday March
12, 2007 12:35 PM Posted To: Planning Division Emails
Conversation: St Paul's School Property (File No.OP0604-XC 0616)
Subject: St Paul's School Property (File No.OP0604-XC 0616)

Dear Mr Riddell:

With regard to the proposed changes to the St Paul's School property on 108 Forest St, we wish to comment on the process, then on the site itself:

First, we are disappointed in the low level of public consultation associated with the proposed development. Only after the February meeting held did we learn about it. There's a need, it seems to us, to include or at least inform residents well beyond a 120m radius of the site in question when changes of this sort are to be discussed in a community. We live about 200m from the site but we will definitely be affected by any development there, particularly increased traffic on Forest which is already something of a speedway between Edinburgh and Mary.

The neighbourhood reaction the the February meeting in which city staff were seen to speak for the developer must surely suggest to Planning and Building Services the importance of proper neighbourhood engagement from the beginning of a process like this. One glaring gap in the management of this proposal lay in the leap from a tentative inquiry a couple of years ago regarding a possible

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medical/professional facility in the old school to a fully fledged and massive infill, the scale and extent of which we only saw when a neighbour came to our door to show the plans to us. We had no idea about all this until last week. Not good enough community consultation.

Regarding the site, while we favour infill on it as well as elsewhere in the city, the question should always be about what kind of infill is appropriate for its context. The plan we saw seems far out of proportion to the site and its surroundings - townhouses too high by at least one storey, too massive, too insensitive to its neighbours and the nearby streetscape. Adding height to the existing school building should be resisted. More modest townhouses - lower and fewer - would be acceptable in this area. Single family dwellings on the site might even be preferable. Professional offices in the school building would be fine, as would other community-based uses, like a branch Evergreen Centre. Retaining old trees and green space are also important on that property. A more massive and excessively intense development, apart from considerations of zoning or esthetics, will add a good deal of road traffic to a neighbourhood already trying to cope with growing volumes on Edinburgh and Forest.

Finally, we feel that this proposal provides a prompt for the city to review its community consultation methods and to develop a more inclusive and imaginative approach to engaging residents in planning. It may not be too late to salvage the remaining phases of this particular process.

Anne and Jim Shute

Guelph

-----Original Message-----

From: John Elrod
2007 12:10 AM Posted To: Planning Division Emails
Conversation: Proposal to develop St. Paul's school
Subject: Proposal to develop St. Paul's school

Posted At: Monday March 12,

Mr. Jim Riddell
Director of Planning, City of Guelph
Community Design and Development Services,
59 Carden Street
Guelph, ON N1H 3A1

Dear Mr. Riddell,

RE: Proposal to develop St Paul's school (File #OP0604, ZC0616)

As residents of _____, we are writing concerning the application for re-development of the St. Paul's school property. We are in favour of the property and building being re-developed, but object to the current proposal.

The proposed townhouse/apartment developments are not at all compatible with the neighborhood. We feel it is reasonable to object to the numerous issues (privacy, views, noise, lighting, security, traffic, etc.) that will come about as a result of the proposal. Some people fail to do what they say they're going to do. Once the zoning is approved, who knows what surprising changes will be made to the proposal. The very best they propose to do is not good for the neighborhood, and it goes downhill from there.

We just wanted to let you know that we're not in favour of the current proposal.

John & Anne-Marie Elrod

Guelph,
Ontario

12 March, 2007

Melissa Castellan,
Senior Development Planner, City of Guelph,
Community Design and Development Services,
59 Carden Street,
Guelph, On N1H 3A1

Dear Melissa,

Re: Application to develop St Paul's school (File #OP0604, ZC0616)

The application to re-develop the currently vacant lot at 108 Forest Street will have a tremendous impact on me, since my property abuts the rear of the school yard. It will totally change the way I enjoy my property, which I purchased in 1984. My reasons for living here, as opposed to moving to Brantford or Toronto where I worked, were the vibrant City, the established neighbourhood, and the shady, quiet, and private back yard. Even when there was a school, the weekday periods of activity were short-lived, and weekends and the summer months were quiet. Recently retired. I am looking forward to spending even more time in my back yard, since like many of my neighbours, I am a keen gardener and spend much of the time outside. I have serious concerns and objections to the proposal, which puts these plans into jeopardy. My main objections can be summarized as follows:

- The Growth Plan should not be used to disrupt existing stable neighbourhoods and can be accommodated through appropriate planned Growth currently being developed by the City
- The proposed development is overly intensified on site and offers no transition or buffering to the surroundings
- The office use is not compatible with the surrounding residential area, since it increases traffic significantly over a residential use and replaces the green space south of the school building with a lighted and paved road and parking lot with the noise and fumes of cars coming and going all day immediately behind my property
- The office use is totally different from the concept proposed in the Community Improvement Plan, in that it eliminates the green space buffer and adds residential storeys above the building.
- There are questions about the traffic study
- The type of residential infilling with three story townhouses and two and a half storey apartments is not compatible with the appearance or privacy of surrounding houses which are predominantly bungalows, especially since the school property is already on a hill .
- The preliminary site plan shows two mature elm trees being removed .
- Specific site issues: grading changes, drainage, retaining wall, fencing, snow and salt removal, lighting, garbage
- Absence of Site Plan, Landscape plan and Cross sections.

I believe here must be a better way to develop 108 Forest than the proposal before you.

Growth Plan and Growth Management

Guelph needs to consider how to maintain the unique character of existing built areas, and the City as a whole, while also trying to do the "right thing" by the Province's 2006 Growth Plan. That Plan requires the annual proportion of residential development to be 40% within the builtup area by 2015, and a specific density target in the down town area by 2031. Your current initiatives underway over the next two years to plan for future growth in the city will help clarify exactly what are the City's obligations in implementing the Growth Plan, define the built boundary, identify

intensification areas and determine appropriate policies and strategy. You are looking for community input and I hope to join one of your upcoming workshops.

In the meantime, if development proposals are being considered, it surely cannot be the City's wish to disrupt existing, stable neighborhoods through unnecessarily excessive development.

Intensification and transition

The application has an excessive overall amount of intensification with buildings, pavement, and car movements, given the type of existing predominantly residential neighbourhood that surrounds the site. The Growth Plan requires an appropriate transition between intensification areas and adjacent areas. This proposal treats the site as an intensification area and it also needs a transition or buffer. Not only does the proposal not include a transition to the surrounding area, it also over-develops within the site by proposing two lots that can be severed, and squeezing the buildings so close to each other that they need variances from the currently required setbacks.

The intensity of development needs to be significantly reduced and yet can still contribute to infilling and intensification objectives.

Office use in a residential area

Introducing an office use on the east portion together with the large parking area, car activity and no green space is not at all compatible with the surrounding residential use. Forest is a residential street. The abutting properties are predominantly detached homes and there are a number of residences between the site and Edinburgh Road, which also has single family residences abutting the property.

The Community Improvement Plan of a few years ago assumed the site was close enough to be part of Edinburgh road. I would question this. Nevertheless, the concepts in the CIP show green space remaining between the Dean Avenue properties and the school building. This might have provided a buffer or transition between our residential use and an office use, with the parking remaining where it was for the school.

The current proposal has changed drastically. It has changed from what the owner originally put forward to the community ie developing only the existing footprint of the school and current parking lot. It has also changed from the Community Improvement Plan. Because of the second parcel being developed to the west, the parking for the office itself has expanded onto the green space to the south in order to accommodate 76 new parking spaces. This includes the required 7 cars per medical office, plus those needed for the professional offices, plus some more for good measure! In addition, the office parcel now also includes 9 apartments a storey and a half above the office, so that three garages are now needed.

As a result, the green landscaped area on the CIP concept is eliminated and in place of it is a paved and lighted road and parking lot, two garages and garbage storage, with the associated noise and fumes of cars coming and going all day right against my property line. I just cannot find this acceptable.

Traffic

As residents our experience with traffic in the area is quite different from that of the consultant who wrote the report. It would be interesting to know what time of year the traffic counts were done and if the traffic and parking associated with the park and ball diamond were taken into consideration. Counts this time of year would miss them, and they are not mentioned in the report. Perhaps it is assumed the ball diamond and playing field is only used weekends when the office is not in use. This is not clear. The report predicts that it is the office that creates three quarters of the increased traffic from the development and the medical use is the main contributor per unit.

Residential infilling

Residential infilling is desired by the city, and this is a residential neighbourhood. However the townhouses and apartments proposed are not in keeping with the existing single detached homes. Assessing compatibility is more than

just looking at the surrounding land use designation and zoning. The existing “built form” needs to be considered (see sections of the City of Guelph Official Plan attached). There are too many town houses and they are too high. Our views and sunsets will be lost, and also our existing privacy. Three storeys is definitely too tall to be screened from view, notwithstanding the mature existing cedar hedges on my neighbours’ properties. The buildings will tower over us. In the case of the school development, already on a hill, the apartment patios on top of the current gymnasium will look directly over our back yards, which totally intrudes on our privacy.

I am proud of our University and the role it plays in making Guelph a great place to live. However you will be aware how hard we all work to integrate students into our community. Many of my neighbours have students living with them, and there are houses that are just students. We are currently fairly stable, but the balance is fragile. It is essential that the City consider this when reviewing the application, since my fear is that the balance will be lost by a development that introduces the promise of numerous rental and investment properties.

If you analyze the main character of this established neighbourhood, it is the detached homes, with a preponderance of bungalows, an impressive amount of canopy cover, and quiet yards with many trees. The church has recently invested in attractive plantings beside the building to provide shelter, shade and a pleasant landscaped space for the community. This current proposal offers virtually nothing. Green space will be drastically reduced. In the case of the office residential use, it is all but eliminated. It appears the OR zoning has no landscaped space requirement. This demonstrates that it is not appropriate in a residential area. It would be incongruous in any neighborhood, and is in complete contrast with this particular one.

The grading and drainage plan shows the two mature elm trees “to be removed”. These native trees are a majestic feature of the school yard, provide shade and air-conditioning for the abutting property owners, beauty and nature for the neighbourhood. It is unfortunate that the city does not require a site assessment at the Official Plan and Zoning application stage. Therefore these trees were ignored by the developer. It would be helpful if the City were to introduce policies for infill that include much more detailed site planning at a much earlier stage in the planning process. I am very pleased to hear that the developer is considering how to preserve the elm trees. The protection of these two beautiful trees should be an absolute requirement of any development on this site.

Site Planning, Landscape Plan and Cross sections

Due to the early stage in the planning process, there is only a preliminary site plan. Moreover, the site plan can change after the O.P. and zoning are approved, without the public necessarily having an opportunity to comment or appeal. We need to review these details. I would request that the full Site Plan and Landscaping plans be available before the application is considered by council, and that any changes be circulated to the residents for review before they are approved.

I would appreciate much more information on the proposed site grading and drainage plan. The school yard floods in the spring. The resulting pond used to be a hazard for the children who had to be kept out of the yard this time of year. I am a keen gardener and have a naturalized area in the rear of my property, which includes rare woodland plants that are susceptible to flooding. My neighbours are also gardeners. There are no details on how our plants and wildlife would be protected. Equally worrying, there appears to be an undesirable retaining wall right at the end of my yard, due to the amount of fill needed to make a level parking lot right up to my property line. Questions remain about the need for the retaining wall, its height and appearance. With appropriate setbacks and buffering the retaining wall might not be necessary and the development would be more compatible.

I am extremely concerned that snow piled at the edge of the parking lot will drain onto my property. I have looked at other parking lots in the area. Snow gets plowed to the edge of the property and up against any fence. This is not acceptable, especially with the raised ground level and the lack of appropriate setbacks.

I am not clear on the details of buffer strips and cannot find a definition in the bylaw. A fence, though helpful in helping to screen the view of cars, is certainly not, on its own, a sufficient buffer between a new office in an old residential area. The specifications for fencing need to be included and an appropriate buffer identified.

Other concerns about the development that have not yet been satisfactorily answered include increased lighting, including car lights, and accumulation of garbage, since we are down wind of the site and garbage will blow in the direction of our properties on Dean, including the Church.

Summary

The proposal is overdeveloped and not compatible with our neighbourhood. It does not fit the tests in the Official Plan, including those attached. A much less intensified and more compatible proposal is needed that could satisfy the residents, the City's Official Plan and Zoning Bylaw and also the Growth Plan.

I request that the City ask the owner to come back with a much more acceptable development proposal, and that you require details of site plans, and landscaping plans, including cross sections and views be made available before the Zoning and Plan amendments come before Council for approval.

Thank you for this opportunity to comment. I would appreciate notice of any future public meetings and reports relating to this application.

Yours truly,

Sarah Lowe

Attachment: excerpts from the City of Guelph Official plan

cc Jim Riddell, Director of Planning: jim.riddell@guelph.ca
Mayor Karen Farbridge : mayor@guelph.ca
Councillors Lise Burcher: lise.burcher@guelph.ca , Leanne Piper : leanne.piper@guelph.ca

Attachment: Sections of the City of Guelph Official Plan

2.3. Major goals of the Official Plan:

6. Ensure that any development in established areas of the City is done in a manner that is sympathetic and compatible with the built form of existing land uses

3.3 Urban Form Policies

3.3.1. a) Encouraging Intensification and redevelopment of existing urban areas in a manner that is compatible with the existing built form

Character of Development in Older. Established areas

3.6.17 The City will encourage the design of public works and new development to strengthen and enhance existing distinctive landmarks, neighbourhoods and districts within Guelph

1. The city shall ensure that new development located within existing, established neighbourhoods and districts is designed as an integral part of that area's existing larger pattern of built form and open spaces, and that it reinforces and complements the existing range of building mass, height, proportion and orientation of buildings relative to the street

2. The city shall encourage the preservation of the existing pattern of setbacks in the established areas the City where road widths and parking facilities are adequate. This is to ensure that development proposals do not significantly alter the streetscape.

4. When a development proposal is considered in the older, established areas of the city detailed plans may be required to illustrate the relationships of the proposal's built form to the existing natural and cultural environment and to the public realm. The plans will address the physical integration of the project with surrounding areas and encourage the creation of an environment that is responsive to pedestrian, cyclist and public safety

7.2 Residential

Objectives

d) to maintain the stability and character of the built forms in existing residential neighbourhoods.

7.2.27 Non residential uses shall be developed in a manner that is compatible with the adjoining residential properties and which preserves the amenities of the residential neighborhood

1.....non-residential uses shall:

b) Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties

c) Have adequate landscaping and screening to promote compatibility with adjacent activities

7.2.7. criteria 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”

General residential Land use designation

7.2.34.

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

- a) 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

From: r

Sent: Sunday March 11, 2007 11:53 PM

To: Mayors Office; Laura Baily; Bob Bell; Vicki Beard; Ian Findlay; Maggie Laidlaw; June Hoffland; Gloria Kovach; Mike Salisbury; Lise Burcher; Leanne Piper; Christine Billings; Karl Wettstein; Jim Riddell

Subject: Application for 108 Forest Street, Guelph

Mayor Karen Farbridge,
City of Guelph Council,
and

Mr. Jim Riddell

City Planning Department
Guelph, ON

11 March 2007

Re: 108 Forest Street- Official Plan and Zoning Bylaw Application –File # OP 0604-ZC 0616

This letter is forwarded to you in response to a Public Meeting held at Harcourt Church on the 22nd of February 2007 in relation to the above noted Application.

By now, Mayor Farbridge, Ward 5 Councillors Burcher and Piper, and Mr. Riddell will have received a number of letters, which have been delivered by the deadline of 12 March 2005. I was an active participant in meeting with area residents over the proposed plan. For those residents that did not have email access or time to prepare a formal letter to mail in, a letter directed to the Planning Department outlined various concerns with the proposed development. Those residents whom we had the opportunity to speak with who were outside the 120m notification limit voiced many, if not all of the concerns listed on the information letter. These signed letters are not to be interpreted as a "petition" and therefore viewed as a single document. Those who could email or prepare a written letter before deadline, did. Those who couldn't, voiced their concerns individually by signing the letter. I am confident that you will look upon these accordingly.

The Neighbourhood

For those of you who are aware and for those of you that are not entirely familiar with the Old University Neighbourhood is a very unique area of this City. I have resided in this area for 45 years. I know the neighbourhood and its dynamics well. I know most residents. I can indicate that there are many 2nd and 3rd generation families in this area. The area is made up of single detached dwelling homes, primarily bungalows. The area is green. It is characterized by its mature trees. There are seven (7) homes on Forest Street alone, listed in the City of Guelph Inventory of Heritage Structure (*Guelph Planning Department July 2005*). Several of these homes were built in 1885-1905.

Given the proximity to the University of Guelph, we have had to deal with the incursion of what has become to be known as student homes purchased by absentee landlords. We have three such homes with 100 yards of our residence. We deal with noise issues and damage to our properties, on a regular basis. This letter is not meant to be a conduit of complaint over the existing student homes.

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The School

St. Paul School was first opened in the early 1960's. It was an integral part of this neighbourhood community for decades. Unfortunately, the school was closed in 2004 to allow the Catholic School Board to build a school in the south end.

The school was subsequently purchased by Dr. Friars for \$825,000 under a numbered company. The Wellington Catholic Separate School Board holds a mortgage of \$600,000. His initial intention was to utilize the existing footprint to create a medical center.

In a letter dated 15 June 2005, to the Old University Neighbourhood Residents' Association, Dr. Friars indicated his intention to use the school site on Forest as a professional building. He indicated that he realized to do so would require re-zoning **"to accommodate commercial office use."** He indicated **"an amendment must be carried out to the official plan that designates this site for residential use, which will convert it into a professional office space."**

Dr. Friars went on to indicate in **"converting to a professional building, I would propose that the site plan should remain as it exists in the present"**.

Dr. Friars closed his letter by acknowledging the Old University Neighbourhood, indicating, **"if the community does not feel that they can fully support this idea, I will not pursue this proposal any further."**

The Proposal

The zoning application is seeking to have this property re-zoned Office/Residential. The existing proposal is for an apartment addition atop of the school with an accompanying addition of a parking garage at the front of the school. This addition would extend some 45ft north from the front of the school, thereby significantly diminishing the frontal green space. A second garage at the rear is also proposed. This is followed by 4 individual structures of stacked townhouses on the property, each three stories in height with each floor consisting of 2100 square feet. Numerous variances and set backs are being sought by the developer. These proposed three story stacked townhouses will be encroaching the property lines and looking directly into the back yards of the bungalows on Dean Avenue, Edinburgh Road and Forest Street. A detailed count of parking spaces as noted on the developer's plans allows for some 107 parking spaces. The proposal for the school is to convert 40% of the main ground level into medical facilities. It is unknown what the existing 60% would be.

The Meeting

I was present for the 22 February 2007 meeting at Harcourt Church with many other residents who had been notified, within the 120m-notification limit. Many elements of the proposal and answers to the questions asked were vague and ambiguous. Repeatedly,

the residents were told....."We hope to see.....We are expecting.....We think.....We are hoping". There were very few, if any, definitive answers to our concerns.

The only really definitive answer I received was when I asked the developer (Thomas Krizan- ThomasField Homes), the owner (Dr. Friars) and their planning rep., whether anything *precluded* the proposed stacked three-story townhouses and apartments from being *rented to students*. The answer was "no".

I suggested to them that, had the University of Guelph been 10 kms away from this site, there would be no plan for such intense infill and that the reason that it was being proposed as such was for student rental. There was *no denial or disagreement* to this suggestion.

I have no issue with student housing. I feel that the Chancellor's Way Housing Complexes are suitably placed. They do not encroach on older, quiet residential areas and are in keeping with the surrounding residential apartment area. Living in a university neighbourhood, we are somewhat accustomed to dealing with the issues arising from the existing students homes (absentee landlord) on Forest Street. However, we made it known at the meeting that we did not wish 87-90+ more students residing on the street. In this neighbourhood, we have all been subject to the aforementioned noise and damage. We do not wish an escalation in this.

The developer asked what I would suggest be built on the property instead. I suggested 4-5 modest homes that would be compatible with the neighbourhood. He advised me that the province, through the Places to Grow act, mandates infill and intensification such as this and that 4-5 modest homes would not be possible on this 2.2 acre property which currently includes the school building.

It appears to have been sufficient for the development of the 4 acre property at the dead end of Woodside Drive, less than a kilometer away. This area is being intensified with single family residential units, compatible with the neighbourhood. I feel The Places to Grow Act is being used as an excuse to push forward this project, which is not compatible with the neighbourhood.

Green Space

Should this proposal be accepted, there would be little green space left. In reviewing the proposed set backs, variances and additions in relation to the property and its dimensions, this would be a development consisting of concrete and asphalt with extremely little green space. This is not where families are going to choose to live.

Design and Compatibility

Simply, this proposed project is not compatible with this old neighbourhood. Of all places in the City for a project such as this to go, this is not the place. It is not at all in keeping with this neighbourhood. The City, fortunately, can appreciate neighbourhood compatibility concern and has noted this in the Old University/Centennial Neighbourhood Community Improvement Plan 2006. As noted, this neighbourhood and

Forest Street in particular, is made up of several homes listed in the Heritage Inventory of the City.

Ironically, one of these such homes is several meters to the east of the existing school and proposed *apartment addition* on top. I was advised by the developer that one of their ideas was to construct a large "glass block wall" to assist with the apparent privacy issue with this adjacent residence. Quite a glass block wall that would be to ensure privacy from an apartment complex built atop of the existing school immediately next to your property.

Traffic

At the meeting of 22 February 2007, the results of a traffic impact study were presented. The study apparently concluded that such a development would result *in no real significant effect on the neighbourhood*. Anyone who lives in this neighbourhood would question this study and consider its conclusions absurd. At any given time, residents wishing to turn left on to Edinburgh Road from Forest may wait several minutes for the opportunity to safely proceed. The future residents of 108 Forest Street, with their expected additional 50-60 vehicles as noted in the traffic study, will quickly learn not to try to turn south onto Edinburgh from Forest Street. They will opt to use Maple, Water, Bellevue, Talbot, Dean Ave, Rodney and University Avenue as the current residents already do. According to the traffic study, the intersection of Forest and Edinburgh does not warrant a traffic light.

Water/Drainage Issues

The issue of water drainage and capacity did not seem to be well explored. In response to concerns, City staff seemed unaware that there is a water pumping station located on Edinburgh Road immediately west of the property line. All parties seemed unaware of the inadequate water drainage on the south east corner of the property. Each spring, the water pools to a depth of up to two feet. This has occurred since the 60's. Four decades of school children were kept away from this area in their school yard during the flooding.

Height

The height of this proposal is incompatible with the neighbourhood in that it far exceeds anything in the neighbourhood. More importantly, it would overshadow the adjacent properties, eliminate many sightlines and ultimately remove the back yard privacy, which adjacent residents are accustomed to and have had for years.

I can appreciate and applaud urban intensification and infill. Myself and other concerned residents have personally spoken with many of the residents in the immediate area (Forest St, Dean Ave, Maple Street, Echo Drive and Talbot Street) regarding their feelings on the proposal. Of the 100 or so residents spoken to, not one has been in

favour of this proposal. It is not the cliché case of “not in my backyard”. It is the wrong development for this area.

We are all very cognizant that this property cannot sit vacant for yet another year. Of course there must be development. Every resident I came in contact with discussed their preference for the property. Some indicated the reopening of the structure as a school. Most indicated 3-4 modest single detached houses in a cul-de-sac on the property would be acceptable. *None* of the residents wanted to see townhouses, be it 2 story or 3 stories, nor apartments.

As an individual resident I would propose the following:

Have Zoning changed from Institutional to R1 to allow for the development of 4-5 single detached dwelling homes with an interior cul-de-sac. There would be no issue with compatibility. There would be no issue with green space. There would be no issue with traffic. There would be no issue with water/sewage. There would be no heritage concerns. There would be no height issue. The endeavour would be profitable for all involved.

No additional height to the school. No expansion north of existing building.

Removal of the school to allow for the R1 zoning for the entire property.

The many letters and emails have been forwarded to Mayor Karen Farbridge, Councillors Burcher and Piper and Mr. Jim Riddell, however, I felt it prudent to include all of you, the Councillors for the City, as ultimately this matter will come before you accompanied by the report prepared by the Planning Department. I would certainly welcome the opportunity to speak with any and all of you, should you have any concerns that I am able to address. I would welcome you to look at the property, walk the neighbourhood and speak with the residents.

As our electorate, I appreciate you taking the time to read this letter and giving this issue the needed attention.

Best Regards.

Sincerely,

Kevin McCart & Family

12-Mar-07

Mary and Carl Schnurr

Guelph, ON

Melissa Castellan,

**RE: 108 Forest Street:
Proposed Official Plan and Zoning By-law amendment to permit a mixed office residential building and a cluster townhouse development
(File # OP0604, ZC0616)**

We are residents and homeowners of the neighbourhood affected by this development and have several concerns regarding the details of this proposal.

There are discrepancies in the proposal that make it difficult to understand what exactly the developer is planning, what the city council will be voting on, and what the neighbourhood can expect in the development.

1. The description of the proposed zoning by-law amendment describes the conversion of the existing building by adding a 2nd floor containing 9 residential apartments. However both the West and East elevation views in the same proposal show the proposed building as a three storey building.
2. The description of proposed zoning by-law amendment describes the conversion of the existing building including a detached garage to the east. However the site plan view clearly shows a 1 storey garage attached to the north side of the building. Neither the West nor East Elevation views show this 1 storey garage shown on the site plan.
3. This plan is lacking a view to show what the streetscape will look like as viewed from Forest St.
4. The site plan view indicates the centre "roadway" as a fire access route. However from what I can see on the site plan, I believe that emergency vehicles needing to get to residential building 2 would not be able to turn around if the parking spaces were full.

The privacy rights of property owners and residents are protected from noise, site and other distractions by the R.3A zoning provisions. They rely on the integrity and enforcement of these zoning regulations. There is no rationale in the proposal which would make me believe that these rights should not be protected as designated in the existing by-laws.

We can foresee the expected increase in vehicular traffic by the proposed 80 parking places shown in the plan view. Residents of the area, including myself, have already given up making a left hand turn from Forest onto Edinburgh Rd due to traffic congestion and take an alternative route via Talbot and University Ave. Given the fact that the target business is medical, and the average appointment is only about 1 hr of parking, there must be provisions anticipating the higher volume of traffic in and out of this development. The intersection of Forest and Edinburgh is currently not suitable for this load without enhancements.

I applaud the city for their attempts to increase density through infill projects in compliance with provincial government initiative for livable cities. I feel that with modifications to the proposal which address the concerns indicated above, the proposed development can be implemented in a way that satisfies all concerned.

Sincerely,

Carl Schnurr, P. Eng.

cc: Lise Burcher
Leanne Piper

From: Carl Schnurr
Sent: Wednesday, March 14, 2007 8:00 AM
To: Melissa Castellan; Carl Schnurr
Cc: Lise Burcher; Leanne Piper
Subject: Re: 108 Forest Street: Proposed Official Plan and Zoning By-law amendment

Additional Comments per 108 Forest Street: Proposed Official Plan and Zoning By-law amendment

My previous letter described a proposal discrepancy (#2) regarding the North garage. Upon further review of the West Elevation view, I believe that what is described as a 1 storey garage on the site plan is a one storey garage with residential floor(s) above. I would assume that this garage is on the existing foot print of the school.

The issues of privacy rights of property owners and residents being protected by the R.3A zoning provisions specifically refer to variances requesting variances to the minimum side yard, minimum distance between buildings and minimum Private Amenity Areas. I believe the density of buildings and people in

this proposal create an environment both within the development and with the adjacent properties that do not respect the rights that should be protected by these existing zoning provisions.

The traffic increase due to the proposed 80 parking spaces did not include the 24 vehicles in the three 2-car garages of each townhouse which would make a total of 104 spaces.

I am uncertain why the proposal to the office/residential building requests a specialized regulation for maximum front yard of 9.4m when 7.5 is permitted?

From:

Sent: Sunday, June 03, 2007 7:59 PM

To: Melissa Castellan

Cc: Lise Burcher; Leanne Piper; John Campbell; daphne@taloarchitect.ca; peter gill

Subject: Re: 108 Forest Street: Proposed Official Plan and Zoning By-law amendment

Melissa,

Thanks for the informative sessions last week. I appreciate the time, effort you and Scott put into it and the patience shown with the attendees.

There is always difficulty when the language used in regulations descends to mathematical formulas. While I understand the need to develop criteria by which proposals can be evaluated to specific criteria, it is imperative that the measurements reflect and capture the essence of the developments proposed.

My major concern about this proposal is the magnitude of the buildings and size of the asphalt and overall lack of greenspace. The 21 units / hectare is deceptively simple and does not properly address this proposal.

Excluding 5 offices from the density doesn't make sense to me. 21 residential units exist in conjunction with about 5 offices which should be represented as 26 units.

Additionally these units appear to be over 300 sq m/ unit which is about twice the size of a typical townhouse. The overall density is therefore comparable to a similar 3 storey campus style development with 52 units.

I estimate that the parking requirements of the commercial development to be about 0.1 hectare. Therefore, for the purpose of comparison, I would rate this as 52 units / 0.9 hectare = 58 units/hectare

This proposal has a "driveway" components in the site plan which must somehow be considered. I believe there are zoning bylaws which restrict residents from developing driveways patios, sheds, pools etc beyond a % of the total area of the lot. I would be curious to see this proposal evaluated in similar terms. I'm estimating from the site plan that building, parking and driveways represent over 80% of the lot area.

In my opinion, this in combination with the 3 storeys make this proposal unsuitable for the area.

From: Karen Zorzi
Sent: Sunday, March 11, 2007 4:05 PM
To: Jim Riddell; Melissa Castellan; Mayors Office; Lise Burcher; Leanne Piper
Subject: 108 Forest Street, Guelph (File #OP0604, ZC0616)

Good Afternoon,

We attended the Public Information Meeting with respect to the Official Plan & Zoning Bylaw Amendment Application for the proposed development at 108 Forest Street. We have resided at _____ for 26 years and our two children attend St. Paul's school. While we understand and agree that some development has to take place on this property, we are opposed to the intensity of the development that is proposed.

This intensity does not give consideration to maintaining any aspect of the existing neighbourhood which is required for infilling projects by the Official Plan. The neighbourhood consists mainly of single family residences (1-storey bungalows) set on fairly large lots with mature trees and lawns. The development that is proposed is quite contrary (townhouses & 3-storey apartment with little or no green space).

Another problem is the traffic. At present it takes 10 minutes to make a left hand turn onto Edinburgh Road and there already are too many traffic lights on Edinburgh. The additional 100 +/- cars will be cutting through the neighbourhood to find an alternative route out reducing the quiet enjoyment of our property.

We have outlined below a few other problems with this kind of development.

- The price of these residences is affordable for investment properties and we already have issues with students in the neighbourhood.
- Loss of privacy. Three storey buildings would look down on our properties.
- Removal of mature Elm trees.
- Unanswered questions with regard to drainage, lighting, buffer strips, retaining walls etc.

We urge you to reconsider the intensity of this development. We understand the Province's mandate for infilling projects but we are opposed to this kind of intensity.

Please advise of any upcoming public meetings relating to this application.

Karen & Jim Zorzi

Guelph, Ontario

From: Scott Butler
Sent: Saturday March 10, 2007 9:47 PM
To: Jim Riddell
Cc: Lise.Burcher@guelph.ca; Leanne Piper; Mayors Office
Subject: 108 Forest Street- Official Plan and Zoning Bylaw Application – File # OP 0604-ZC 0616

March 10, 2007

Mr. Jim Riddell
City Planning Department
Guelph, ON

Re: 108 Forest Street- Official Plan and Zoning Bylaw Application –File # OP 0604-ZC 0616

Dear Jim Riddell,

We are writing this letter of objection in response to the proposed development on Forest Street. While we fully support infill development, it is our strong belief that the proposed development does not fit in with the existing character of the neighbourhood.

As an abutting landowner to this property, we have several concerns regarding the proposal:

1. **Commercial zoning:** We object to the proposed zoning amendment that would see the former St. Paul's school be redeveloped into medical and other offices. This incursion of a business development into a residential neighbourhood would bring with it increased noise, traffic and parking both on the site and on surrounding streets.
2. **Residential density:** In addition to commercial development, the landowner has proposed adding residential units above the offices, as well as several townhouse units around the perimeter of the property.
 - a. Our first concern is that the three-level housing is inconsistent with the existing single-family, one or two-level homes surrounding the development.
 - b. Secondly, the proposed townhouse units are further subdivided into three units, each with an average price of \$400,000. While the developer suggested that a market study had been undertaken and that these units would be suitable for seniors, we do not agree with this assertion. While properties have sold for similar values and square footage in the neighbourhood, these homes have provided large back yards, privacy and other amenities. The proposed development would see residents drive through large swaths of parking lot before arriving at their doorsteps.
 - c. As such, we believe that these units will become attractive for buyers who are interested in renting to the student market. We are therefore

concerned with the potential for a large concentration of student housing with absentee landlords in our backyard.

3. **Green space:** One of the most attractive features of the Old University neighbourhood is its large trees and ample green space. The proposed development has failed to take into consideration two mature elm trees on the site, and parking lots rather than landscaping dominate the site plan.

As a new landowners on Dean Avenue, we have been impressed by the welcome we have received to the neighbourhood. As a young family, we welcome the addition of developments to the area that fit with the existing environment. These developments can attract families to the area and bring additional green space and amenities. We believe that the proposed development on Forest Street is meant to maximize the developer's investment, rather than to offer an investment to an established community. As such, we must object to the current proposal to redevelop this site.

Should you have questions, please contact us directly.

Sincerely,

Scott Butler and Audrey Jamal

Guelph, ON N1G 1L7

-----Original Message-----

From: Cathy Ralston

Sent: Monday, June 11, 2007 8:22 PM

To: Melissa Castellan

Cc: Lise Burcher; Leanne Piper

Subject: Planning Development, St Paul's School

My concerns about this proposal are the height of the buildings and the traffic they will generate. The residents in the surrounding homes will have people looking down into their back yards and houses from the second and third storeys of the buildings.

Traffic is already very heavy on Edinburgh Road and it is almost impossible to turn left from Forest or Dean Avenue except very late at night. The proposal presented in February 2007 would increase the amount of traffic. Instead of turning onto Edinburgh Road, people will cut through the neighbourhood to leave the development. This will increase traffic and noise for all residents of the Old University Neighbourhood.

Sincerely, Cathy Ralston, PhD

Guelph, Ontario

From: Mary Fiander
Posted At: Wednesday March 07, 2007 10:08 PM
Posted To: Planning Division Emails
Conversation: St Paul's School Proposal
Subject: St Paul's School Proposal

March 7 2007

Melissa Castellan
Senior Development Planner
Community Design and Development Services
City of Guelph

RE: Proposal to develop St Paul's school (File #OP0604, ZC0616)

Dear Melissa;

I have been a property owner for 34 years on Dean Ave. I have an interest in what happens in the neighbourhood and I attended the meeting at Harcourt Church to listen to what the proposal would be.

I came away with mixed feelings and wondered why the original plan had been so drastically changed from an office building to 2 floors above the current school and 4 stacked 3 story condominiums. The proposal definitely asks for one floor yet the plans show 2, both from the outside and the inside views.

I understand from the meeting, that the market study that was completed to substantiate the current proposal will not be shared. Is this because there is not enough of a promising market to get seniors and professional folks to settle there in an almost total landlocked area. It seems to me that seniors with \$400,000.00 to buy such a home, would be much happier in the Village at the Arboretum where the amenities are there for their needs. I feel that we will be left with students in their playground. Can you just imagine the number of bodies that can be placed in this environment. (Certainly infill at its best.) I am not against students living next to me. I am in the middle now and have been for quite some time as this is prime student territory. We have had good ones and those that the police have attended to on a regular basis. Certainly not what a lot of people want in their backyards.

I believe that the school area does need to be re-developed. However the plan's intensity does not fit into the current residential neighbourhood of single family homes, most of them single story. With the height of land of the school property we will be faced with looking at more than the three stories planned.

If the west side is severed it will become almost landlocked except for the road way into the four stacked condos. Looking at the road it hardly seems possible that we would get our ladder firetruck into the residents safely.

There is no planned transition between the development and the current residents. We need more green space and the beautiful sun that sinks in

The City That Makes A Difference

the backyards of the north side of Dean will be lost for ever.

Traffic is another concern, it is already hard at times to get onto Edinburgh from Dean and I am sure it is just as hard at Forest. Many other local streets will become infested with additional traffic. We do have children and seniors to think about and their safety.

We should have much more information about subjects such as drainage, sewage, parking, lighting the removal of snow, buffers, setbacks, fences etc. before zoning is approved.

I just read with interest Ken Morgan's Captain's Quarters entitled "Drive our Future or be a Passenger" in the Tuesday's Trib.

Sincerely;
Mary Fiander

Guelph ON

CC. Mayor Karen Farbridge
Councillor Lise Burcher
Councillor Leanne Piper
Jim Riddell Director of Planning

-----Original Message-----

From:

Sent: Tue 06-Mar-07 9:43 AM

To: Lise Burcher; Leanne Piper

Subject: St. Paul's School

RE: File #0P0604, ZC0616

As property owners of _____, my husband and I are just outside the 120 metre line from the proposed redevelopment of St. Paul's School on Forest St. However, this proposal would seriously affect all residents of this neighbourhood, for the following reasons:

1.The density of the project is much too high and would bring excessive vehicular traffic to the street. The entry to the project is narrow; the commercial and residential nature of the project would involve many vehicles at all times of the day, and the crossing at Forest and Edinburgh is already problematic. This alone should necessitate scaling back this plan.

2.The inclusion of three storey townhouse buildings would be inappropriate in a neighbourhood of bungalows and two storey single family houses. They would loom over the other buildings, cutting off light and presenting a stark contrast to the established gardens nearby. The plan appears to include only hard surfaces to accommodate the many cars of customers and residents.

There are several proposed changes to existing by-laws in regards to property setbacks. These are reasonable as they stand, and the proposed changes would make the buildings far too close to the lot lines. While urban intensification is an excellent idea, there is a need to respect regulations which have guaranteed acceptable building practices in the past. For instance, reducing the minimum distance between buildings with windows to habitable rooms from 15 metres to 3 metres creates a dark tunnel with little potential for greenspace. In addition, the privacy of future residents is compromised.

For the above reasons, we oppose the current proposal for official plan amendment for this site. Development of the site is desirable; multi-family residences are needed in the neighbourhood, to increase the density and provide choice. However, this proposal is not appropriate and we urge you to oppose it on behalf of your neighbours and supporters.

Joe and Averil Jany

To: Melissa Castellan, Lise Burcher, Leanne Piper
From: John R. Campbell
, Guelph,

Date: 2007 Mar 03

Critique of the Proposed Development on St. Paul Site

On examining the developer's proposal for the St. Paul site, the two main issues that concern me are:

1. Compatibility with neighbourhood design

Is the development "compatible with existing built form" and is it "designed as an integral part of that area's existing larger pattern of built form and open spaces" and does it reinforce and complement "the existing range of building mass, height, proportion and orientation of buildings relative to the street"? The quotes are from the Guelph Official Plan, part of a larger quote appended to this memo.

2. Impact on Forest St. Traffic.

What will the development do to traffic patterns in the neighbourhood?

(I leave it to other concerned parties to discuss additional issues raised at the 22 February 2007 neighbourhood meeting to discuss the proposal, such as potential flooding of Harcourt United Church and the fate of the two mature elm trees on the site).

Compatible with Existing Built Form?

A Guelph Official Plan goal is intensification ie, "a gradual increase in the average residential density of the community". Building any residential units on a former school site increases density but the more units built on the St. Paul site, the better the Plan will be served.

The houses in the vicinity are detached, single storey and two-storey. Nobody wants the school building for a school, so the most compatible site redesignation would be to **Single Family Residential (R.1B)**. Building single family houses of one or two storeys, requires destruction of the school building, but the result would fit perfectly into the neighbourhood with little impact on traffic. Nothing else will be completely compatible.

The site is about 100 m east of Edinburgh Rd on the south side of Forest St, separated from Edinburgh by five single family residences, and thus clearly inside a single family residential neighbourhood. The Community Improvement Plan considers "St Paul School and the Edinburgh Corridor" as a unit because the St. Paul site, Hugh Guthrie Park and the strip malls on the west side of Edinburgh are contiguous. But the park and the five single family residences form a substantial residential barrier between the St. Paul site and the commercial zones on Edinburgh Road and Municipal. The Community Improvement Plan suggests that expansion of commercial in this area should be restricted to two residences on the northeast corner of Edinburgh and Forest.

The developer wants a **Cluster Townhouse Designation (R.3A)** for part of the site, on which he would build four three-storey buildings each floor being one separate "stacked" townhouse, and an **Office-Residential (OR)** designation for the other part that allows conversion of the existing school building into six offices and nine apartments. The Community Improvement Plan is not

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definitive, generally supports a mix of uses, and Office-Residential is the most benign of the Commercial categories in the Zoning By-Law. But professional offices are still commercial enterprises and allowing this designation is to allow commercial activity to leapfrog squarely into a purely residential area, setting an undesirable precedent.

Offices detract from rather than enhance the attractiveness of a residential neighbourhood because of the traffic they generate and the asphalt-covered parking space they require (58 parking spots in this case). While the offices could be used for any professional activity, if the demand exists the most desirable use from the developer's viewpoint is for medical offices, because medical practitioners pay their rent and stay put. But medical offices are busy places and would bring in from anywhere in greater Guelph substantial numbers of workers and visitors, who have little or no interest in the local community. The limited number of parking spaces and zoning restrictions would in theory keep medical offices down to 40% of the 16,124 square feet of office space the developer proposes, but I do not know if and how this would be enforced.

The heights of the proposed buildings exceed those of existing, surrounding buildings. The proposed stacked town houses are three storeys high and the apartments sitting on top of the offices, add up to two and a half storeys. Adjacent houses are one or two storeys so their owners will feel dwarfed by buildings that are not "compatible with existing built form." Compatibility requires nothing on the site higher than two storeys.

The height objection is removed if the whole site is populated with perhaps 30 two-storey townhouses and no offices. There are several examples of high quality two-storey townhouses in Guelph. These would also not be completely "compatible with existing built form" but would meet the desire for intensification expressed in the Official Plan. This probably requires destruction of the school although perhaps it too could be converted into two-storey townhouses (and zero offices).

The 21 dwelling units proposed by the developer and the 30 units that might be built in a two-storey townhouse development lend themselves to purchase by speculators who rent them to students. Absentee landlords are a detriment to the neighbourhood, not students per se. I hypothesize that expensive, new single family residences are less likely than townhouses or apartments to be attractive to speculators, who have tended to buy the cheaper homes in the neighbourhood and pack in as many students as they can get away with.

Traffic Patterns

The development will generate considerable additional traffic on Forest St., a quiet street since the school pulled out. Because it does not directly connect Edinburgh and Gordon it is only used by people who live in or visit the Old University area. It was indeed much busier when St Paul School was open and there was a liquor store on Edinburgh. However, the local residents, happy to see the last of the liquor store, were sorry to see St Paul close, in spite of the high traffic it generated as the pupils arrived and departed.

The Paradigm Traffic analysis report is probably correct when it suggests that Forest St. can accommodate the peak extra traffic that the proposed development would generate, even though a possible six medical offices would generate more additional traffic than the report, based on 40%

medical offices, predicts and result in traffic and site activity staying high all day. The morning and evening traffic peaks at the St. Paul School were high but of short duration.

Edinburgh Rd. has become an increasingly busy north-south artery in recent years. It is now quite difficult to drive west on Forest and turn left in order to go south on Edinburgh, although it is regularly done, even in the peak. There are about 45 houses where taking a left turn on to Edinburgh is clearly the shortest route to Stone Rd Mall and points south. However, to avoid this turn many residents of these houses prefer to start off by going east on Forest, then winding through the residential area to College Ave.

The proposed development, near to Edinburgh, will exacerbate the existing situation. Site residents, workers and regular visitors who want to go south on Edinburgh will have to decide whether they can handle the Forest/ Edinburgh intersection or whether they will drive an extra kilometre through the residential area. The best solution to this specific problem is a set of traffic lights at Forest and Edinburgh instead of the existing, confusing signalized pedestrian crossing. However, that no doubt creates other traffic problems.

It can also be expected that development of the site will cause more people to park on Forest St., especially if the office parking is metered. Parking during the day could be forbidden on Forest St. in the vicinity of the site but would be hard on residents with limited parking space on their property.

Conclusion

The developer's proposal raises the prospect of offices, more traffic, student rentals and buildings that are higher those in the neighbourhood. It proposes an unacceptably intensive development of a tranquil neighbourhood. Naturally the neighbourhood, while accepting that some change is inevitable, is resistant to what they see as excessive exploitation of a small site, good for the developer and bad for the existing residents. Therefore some compromise is needed.

Appendix

Extracts from the Guelph Official Plan and the Old University and Centennial Neighbourhoods Community Plan 2006

The City of Guelph Official Plan (November 2006 Consolidation) ¹ states in Section 3:

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;
- b) Encouraging a gradual increase in the average residential density of the community

In the same section:

3.6.17 The City will encourage the design of public works and new development to strengthen and enhance the existing distinctive landmarks, neighbourhoods and districts within Guelph.

1. The City shall ensure that new development located within existing established neighbourhoods and districts is designed as an integral part of that area's existing larger pattern of built form and open spaces, and that it reinforces and complements the existing range of building mass, height, proportion and orientation of buildings relative to the street.

The "Old University and Centennial Neighbourhoods Community Improvement Plan - 2006" says on page 52:

St Paul School closed in 2004. The 1 ha. site could be redeveloped for a cluster townhouse development for approximately 30 dwelling units.

Because of their proximity, development of the school site and the "Edinburgh Corridor" (Edinburgh from Forest on the south side of Hugh Guthrie to Bellevue on the north side) are discussed on the same page of the Community Plan. On page 52 again, using the broader definition of "site" that includes the Corridor:

A quick market assessment of the site suggests reconfiguration of the existing commercial space rather than expansion of the use.

It goes on to recommend that the only expansion of commercial use in this area should be the two residences that back on to Hugh Guthrie Park on the northeast corner of Edinburgh and Forest.

¹ The Guelph Official Plan and the Community Improvement Plan are found via the City of Guelph site map under "Planning and Building."

From: Stephen Oakley
Sent: Sunday March 11, 2007 9:29 PM
To: Jim Riddell
Cc: Lise Burcher; Leanne Piper
Subject: Proposal to develop St. Paul's School Property at 108 Forest St. (File OP0604, ZC0616)

Dear Mr. Riddell:

This is to express concern over the possible development proposed for the St. Paul's School property at 108 Forest Street in Guelph. There are numerous issues concerning this proposal, most significantly the impact a large project like this would have on the Old University neighbourhood. Recently a traffic calming survey was conducted for the Water Street area, which is just blocks from the Forest Street site. The two issues must be examined in context, as the significant increase in traffic brought about due to the development on Forest Street would directly impact the issue just surveyed on Water Street.

Current levels of traffic congestion on Edinburgh Road between College and Wellington are bad enough; if a development of the type considered for 108 Forest were to proceed it would most certainly have a further negative impact. In fact it is almost impossible to enter Edinburgh road from Forest at many times during the day as it is.

Residential areas like the Old University neighbourhood need to be preserved as they are quite special and provide ambience to this part of Guelph. Any proposed use of the former St. Paul's school property should honour this characteristic and not negatively impact existing properties or quality of life. Perhaps those considering such development should walk about the neighbourhood to experience first hand these attributes and recognize how inappropriate the proposed changes are.

Sincerely,

Steve Oakley.

Guelph, ON

Jaydee Smith
Jane Coventry

Guelph ON
March 11, 2007
Mr Jim Riddell
Director of Planning, City of Guelph
Community Design and Development Services
59 Carden Street
Guelph ON N1H 3A1

cc: Mayor Karen Farbridge, Councillor Lise Burcher, Councillor Leanne Piper

Dear Mr Riddell,

Re: Proposal to develop St. Paul's school (File #OP0604, ZC0616)

We have recently become aware that there are plans to develop the St. Paul School property at 108 Forest Street with mixed office and residential use. Development on the site will impact our neighbourhood's character and road use. We would first like to complain that we were not invited to any planning meetings about the application, and request that we be informed of any future meetings.

We recognise the need to re-develop the property but the current application raises a number of serious concerns.

The density of the proposed development will have a huge impact on traffic and street use in the area. Our street, Dean, is already used as an alternate route between Gordon and Edinburgh. Since Forest does not go through to Gordon, we are certain this will increase. The intersection at Edinburgh and Forest is already a hazardous one, with very poor visibility to the south. Safety at this and other intersections on Forest will be affected. Our young son, and a great many other children resident in the neighbourhood, use Dean, Forest, and Maple Streets to walk to John McCrae Public School on Water Street. Any proposal with the potential to increase traffic in this area causes us very grave concern indeed. We already have 10-12 new homes being developed in the area (Woodside), which will increase traffic on our street.

The proposed buildings and their density, and the parking lot, are not consistent with the character of the surrounding properties, with their older houses, green spaces, and mature trees. Please send us notice of future public meetings related to this development.

Sincerely,

Jaydee Smith, Jane Coventry

Guelph, Ontario

March 10, 2007

Mr. Jim Riddell
Director of Planning
Community Design and Development Services
City of Guelph
59 Carden Street
Guelph, Ontario N1H 3A1

**RE: Proposed Plan and Zoning By-law amendments
108 Forest Street File OP0604, ZC0616**

Dear Mr. Riddell:

We are writing to you to voice our serious concerns about the proposed plans for re-development of the site at 108 Forest Street (St. Paul's school) that involves re-zoning and the development of a mixed office and residential building, a parking garage, and 12 3-story townhouses.

We bought our home for its location within the Old University Area and its attractiveness as a residential neighbourhood, with a school and a park in easy access for local use and enjoyment. We appreciate the fact that re-development of the old St Paul's school site will occur, but oppose the rezoning and current plans that will fundamentally alter the nature of the property and our neighbourhood.

Our objections to the proposed plans include concerns about traffic, noise, the loss of green space and privacy, the likelihood of townhouse units being bought and sublet by absentee landlords and/or by students and the effects on the streetscape, as well as concerns about sewage and snow removal.

1. We are quite concerned about the effects of the proposed redevelopment on traffic, both on Forest Street and particularly at the corner of Forest and Edinburgh. On Saturdays and at rush hour, traffic is already a problem. The intensification of use including offices and residents of the proposed apartments and townhouses, along with visitors and deliveries of supplies to the offices will substantially increase traffic and noise on this residential street. The parking garage and 12 parking spaces that would be located off or near Forest Street are an unwelcome and unattractive feature, not mention further reducing green space. Furthermore, it appears that all entry and exit to the property would be from Forest Street, which adds to congestion and poses a safety risk for residents of the proposed site and others on our street. The proposed parking garage could also potentially add to the problem. Would access be controlled? Issues of lighting and snow removal are additional concerns.

2. We are very disturbed about the change from single-family homes to offices, apartments and multi-storey townhouses. In particular, we are concerned about the likelihood that the

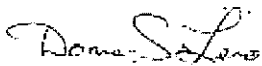
townhouses will be rented to individuals and particularly to students, including sublets for the summer months that increase transiency. Our experience with a few homes in the area when absentee landlords have done this has been far from positive with respect to noise, lack of maintenance of the property (including grass cutting and snow shovelling), and garbage. The size of the townhouse units adds to the likelihood of multiple residents. The height of the units is not in keeping with our neighbourhood and results in loss of privacy for nearby residents.

3. We and other neighbours on our street have concerns about site drainage and sewage, snow removal, setbacks and other issues.

4. Finally, we wish to voice our objection to the process of consultation that has occurred. While we were consulted recently about possible proposed changes to traffic on Water Street several blocks away, only residents within 120 metres of the proposed development on Forest Street were provided with full information about the plans for rezoning and development and invited to provide input. The proposed plan for our street will have impacts on other residents in this area, including residents of other streets and all who appreciate the economic and social value of our residential neighbourhood.

We hope the city will reject the current proposal in favour of plans that are less intensive and are in keeping with this street and neighbourhood.

Sincerely,



Vincent J. Lero, Jr

Donna S. Lero and Vincent J. Lero, Jr.

cc: Major Karen Farbridge
Councilor Lise Burcher
Councilor Leanne Piper

12 March 2007

Mr. Jim Riddell,
Director of Planning,
Community Design and Development Services,
City of Guelph,
59 Carden Street,
Guelph Ontario
N1H 3A1

Dear Mr Riddell:

Re: Proposal to develop St Paul's school (File #OP0604, ZC0616)

On Thursday 22 February 2007 I attended a meeting for the re-develop the St Paul's school property at 108 Forest Street for a mixed office and residential use on the eastern portion and four stacked townhouses on the western portion.

We are property owners on Forest Street in the St Paul's neighbourhood and realize that St Paul's school site is going to be re-developed. However, we object to the current proposal for the following main reasons:

The overall development is far too intense for the existing residential neighbourhood and there is no provision for a transition between the development and the surrounding area. The height of the development is completely out of scale for the surrounding homes, a lot of these homes are single storey

There will be a loss of privacy and views for adjoining landowners on Forest and Dean, with three storey buildings overlooking homes and gardens that are predominantly single storey bungalows.

The office use is not compatible with the surrounding residential use. Forest Street is a residential street, the abutting properties are predominantly detached homes and the site is some distance from a main road (Edinburgh).

Traffic on Forest Street and other neighbourhood streets will be significantly increased and safety at the intersections of Edinburgh with Forest and other residential streets will be adversely affected. To avoid the junction of Forest Street and Edinburgh Road, residents now look for alternate routes which is putting more traffic on to other side streets which already has these residents upset at traffic volume. The proposed increase in traffic will only compound this problem.

Green space will be significantly reduced, which is in complete contrast with the surrounding well- treed properties. In addition, the plans show the two mature elms being removed, with no provision for their protection.

Serious issues and unanswered questions remain about the proposed streetscape, site drainage, sewage, noise, lighting, parking, snow removal, setbacks, buffer strips, retaining walls, fences etc.
Yours truly,

George W Spence

A handwritten signature in black ink, appearing to read "George W Spence", with a long horizontal flourish extending to the right.

12 March 2007

Ms. Jim Riddell
Director of Planning, City of Guelph
Community Design and Development Services,
59 Carden St.
Guelph, On. N1H 3A1.

March 10/2007

Dear Ms. Riddell,

Re: Proposal to develop St. Paul's school.

We understand that St. Paul's school property is going to be redeveloped into other uses.

Such as mixed offices, town houses.

We object for the following reasons:

It does not fit in the general residential area, which consists of mostly bungalows.

There will be loss of privacy for some residents living directly behind the proposed project.

Lot more traffic, as it is already a very busy area around there.

In short it would ruin the look of the neighbourhood.

Yours truly,

Kate Giveter

M. Smith

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 12 2007

Guelph On.

cc Mayor Karen Fairbridge
Councillor Lisa Buscher
Councillor Leanne Piper

Mr Jim Kiddell
Director of Planning, City of Guelph
Community and Development Services
59 Goads St.
Guelph, On N1H 5H1

March 2007
COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 16 2007

Dear Mr. Kiddell
Re: Proposal to develop St Paul's school (File # 0604, ZC 0616)
As a property owner in the St Paul's neighbourhood for nearly
50 years, I object to the current proposal. I do not object to the
site being developed - but to the overall "too intense" plan that has
be presented!

Townhouses and apartments three stories high is not in keeping
with the existing single family homes on Dean Ave or Forest St. - not
to mention the unacceptable plan of a huge retaining wall along
some Dean Ave homes or Warcourt Church property.

I do not have confidence that sewage, site drainage, noise,
lighting, parking, fences, etc etc. will not be a problem as stated
in their proposal. Traffic and parking noise, without doubt, cause
trouble on Forest St and the Edinburg intersection.

The lack of green space is also totally lacking and this is
great concern.

The idea of apartments built above the office space on the school
building is also "too intense". Do present homeowners and taxpayers
have no rights?

I would certainly hope that there has to be a much better
proposed plan for this site - one that takes into consideration
the present neighbourhood.

Yours truly,
Phyllis Anderson

Guelph, Ont.

Guelph

10 March 2007

Mr. Jim Riddell,
Director of Planning, City of Guelph,
Community Design and Development Services,
59 Carden Street,
Guelph, On N1H 3A1

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 10 2007

Dear Mr. Riddell,

Re: Proposal to develop St Paul's school on Forest Street

We have learnt that there is an application to develop the St Paul's school property on Forest Street. We have lived in this house on Dean Avenue (between Talbot and Edinburgh) for over 50 years, going back to when it was a farm in the township. We have seen many changes in the neighbourhood. This includes the construction of most of the houses and roads in the area, as well as the Church and school. Our families and we ourselves have planted many of the trees and hedges that make the neighbourhood so attractive.

We still love living here and enjoy a strong community feeling with our neighbours and with Harcourt church, where we have been a member since it was built.

The application to develop the St Paul's school property brings up some real concerns.

We drive to down town Guelph using the back way along the residential streets, as getting onto Gordon or Edinburgh is so difficult. The extra traffic from St Paul's development is likely to affect us, especially along Talbot and Forest.

The city wants to infill. However there is far too much planned for the school site given the neighborhood we are in. We had heard the school building might become a medical building but question putting apartments above it.

We also question how much parking is really needed. Changing the lay of the land with fill and retaining walls to make so much parking does not seem right. We foresee serious drainage problems for the Church property and the yards of the homes that back onto the school yard.

Four three story town houses also bring up problems and are not fair to the existing community. They will overlook the people who live next door and will shut off the light at some times of day.

We hope the City will respect the established, quiet type of neighbourhood we live in here and ask the new owner to come back with a more suitable plan.

We did not get a notice of the information meeting held last month. Can you please send us notice of any future public meetings relating to this application.

Yours sincerely,



Gord and Marianne Auld

Cc Mayor Karen Farbridge, Councillor Lise Burcher, Councillor Leanne Piper



Comment Sheet

108 Forest Street- Official Plan and Zoning By-law Amendment Application (File # OP0604, ZC0616)

To return your comments, please either fax (519) 837-5640 or mail to Development and Parks Planning, City Hall, 59 Carden Street, Guelph, ON N1H 3A1 or email planning@guelph.ca.

We strongly oppose the plan that was presented to us on Feb 22/07. This is an older neighbourhood consisting of mainly bungalows and 2 storey detached homes. We feel that a complex of this size would be overwhelming for this area and would tower above our homes. We spend a lot of time in our back yard and we would lose a lot of privacy and enjoyment if we had 3 storey buildings overlooking it. We are also concerned about the number of zoning amendments that are being requested. In particular, the minimum distance between buildings and minimum side yards. Provisions weren't made for saving both elm trees on this property. It would also bring in quite a bit of traffic on Forest St which is on a school bus route. No guarantees were made that the condo owners wouldn't rent units out to students. →



Comment Sheet

**108 Forest Street- Official Plan and Zoning By-law Amendment Application
(File # OP0604, ZC0616)**

To return your comments, please either fax (519) 837-5640 or mail to Development and Parks Planning, City Hall, 59 Carden Street, Guelph, ON N1H 3A1 or email planning@guelph.ca.

This property overlooks many homes. As a school, we were used to comings and goings through the week. But evenings, weekends and summer months were quiet. When a medical building was proposed we felt we would still have quiet evenings and weekends. Having this many townhouse clusters changes all that. We feel that a mix of office and residential homes of a much smaller scale would better fit into the character of this neighbourhood.

Sincerely

Lillian and Terry Bowman

Guelph 1.

Attn Melissa.

Guelph, Ontario
N1G 1H1.

**Mr. Jim Riddell
Director of Planning
Community Design and Development Services
City of Guelph
59 Carden Street
Guelph, Ontario
N1H 3A1.**

Dear Mr Riddell,

I am writing to you concerning a proposal to develop St. Paul's school. File number OP0604,ZC0616.

I have just been informed about the above proposal for 108 Forest Street. A mixed office and residential use on the eastern portion and four stacked townhouses on the western portion.

As a property owner in the St. Paul's neighbourhood I am afraid I have to object to this proposal of townhouses and apartments.

The townhouses and apartments are not in keeping with the rest of the area, either in scale, appearance and height. Green space would be reduced, which is in complete contrast with the surrounding well-treed properties. In addition, the plans show the two mature elms being removed, with no provision for their protection.

There will be a loss of privacy and views for adjoining landowners on Forest and Dean, with three storey buildings overlooking homes that are mostly single storey bungalows.

The office use is not compatible with the surrounding residential area. Forest Street is a residential street, the abutting properties are predominantly detached homes and the site is some distance from a main road (Edinburgh).

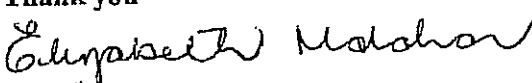
Traffic on Forest Street and other neighbourhood streets will be significantly increased and safety at the intersections of Edinburgh with Forest and other residential streets will be adversely affected.

Serious issues remain unanswered about the proposed streetscape, site drainage, sewage, noise, lighting, parking, snow removal, setbacks, buffer strips, retaining walls, fences etc.

As a property owner I do realise that this site has to be redeveloped. However, I think the proposal that has been forwarded is not at all suitable for the area.

I hope to be kept informed about future notices of any public meetings relating to this application.

Thank you


Elizabeth Holohan

MARITA D. CAMPBELL

Guelph, Ontario N1G 1L4

DELIVERED

May 28, 2007

City of Guelph
59 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Ms. Melissa Castellan
Planning & Building Services

COMMUNITY DEVELOPMENT AND DEVELOPMENT SERVICES			
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Director	Admin	Info	Seen
MAY 28 2007			
Development			
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Dear Sirs/Mesdames:

**Re: Proposed Development St. Paul's School
File No. OP0604, ZC0616**

With respect to the above noted application, I wish to go on record as being strongly opposed to same in its present form. The reasons are many and varied but not limited to, major change to the character of the neighbourhood resulting in traffic concerns, parking, noise, privacy issues, loss of green space, decreased property values, to name but a few.

Forest Street is a valve leading into the heart of the University neighbourhood. It is neither an arterial nor a collector road. Home owners invest in this residential area because of its unique character and I believe the City of Guelph Planners have an obligation to protect owners' investments from uses that are incompatible, as is contemplated. Major amendments are required to obtain commercial status and a dangerous precedent could be set. I believe the City of Stratford has a by-law in place whereby old established neighbourhoods are protected from this type of encroachment.

While I acknowledge that the property will have to be developed, a commercial use should not operate under the guise of "infill". Homeowners have a right to quiet enjoyment of their home and this proposal does absolutely nothing to improve the quality of the neighbourhood.

I would appreciate being informed as this matter progresses and be put on your mailing list.

Thank you for your attention to the foregoing.

Yours very truly,

Marita D. Campbell
Marita D. Campbell

cc: Jim Riddell, Director of Planning
Mayor Karen Farbridge
Councillor Leanne Piper
Councillor Lise Burcher

Gow's Bridge



Linking the Old University Neighbourhood to the City of Guelph since 1897

Old University Neighbourhood Residents' Association Inc.

March 10, 2007

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES
MAR 12 2007

Mr. James Riddell, Director
Community Design and Development Services
City of Guelph
2 Wyndham Street North
Guelph, ON N1H 4E3

Dear Mr. Riddell:

Re: 108 Forest Street
Official Plan and Zoning Bylaw Application
File # OP 0604-ZC 0616

Thank you for the opportunity to provide feedback on the proposed development at 108 Forest Street. We are keen to see this property developed in a way that meets the infill goals so important today, with the proviso that the project integrates with the existing neighbourhood. The Old University Neighbourhood Association has a long history of advocating for the neighbourhood and assisting with infill developments, with many successes.

The OUNRA has met with a number of neighbours and we are presenting this on behalf of the neighbourhood. There are a number of concerns and issues which should be addressed before this development goes to council:

1. **Commercial Zoning on Residential Streets** - It is generally accepted within the City of Guelph Official Plan that commercial uses will be accommodated on arterial and/or collector roads. The intrusion of a business into a residential neighbourhood, adjacent to a park, church and single family homes is a precedent setting decision. We have heard that because the school site is "close" to Edinburgh Road, there is some merit to considering commercial zoning. We submit to you that there are five detached homes between Edinburgh and the school site, and that it is not close enough to warrant a major high-traffic use. A limited suite of medical offices could be considered an asset to the neighbourhood if zoning was *restricted* to this use. The current proposal is quite different from the concepts discussed in the Community Improvement Plan a few years ago.
2. **Planned Uses for the Existing Building** - The application is quite vague about final uses and final design regarding the original structure and the additions planned. At the recent community meeting, it was stated that 40% of the existing building would become medical offices. There were no specifications as to what type of businesses might occupy the other 60% of the building. This is critical as once a structure is up, there seems to be little to be done if uses change.

..../2

The proposed residential units were described as 2100 sq ft units with a target market and price point at \$400,000. This is consistent with the price and size of detached dwellings in the area. This price range is not a deterrent for conversion to student housing with four students per unit. The flip side to this argument is that neighbours had hoped for units that would be geared for the senior "aging-in-place" market, however, this \$400K price point would not be suitable for seniors who are downsizing from single-family homes.

3. **Urban Design** - It is extremely important that infill developments are street-friendly. The proposed design turns its back on the neighbourhood, rather than integrating and becoming part of it. The front of the former school is a parking garage, and this is the most visible streetscape feature. The stacked townhouses are interior to the site, surrounded by parking, and the most prominent architectural features are more garages. According to "The Planning Partnership" retained by the city to develop the Old University and Centennial Community Improvement Plan, good urban design: a) promotes consistency and a sense of continuity, b) reflects and acknowledges and supports the existing character, and c) finds a balance between the public's objectives and...the ability of developers to deliver the vision in built form".
4. **Community Improvement Plan** - the proposed development does NOT meet the stated principles for development of the St. Paul's school site in the "Alternative Development Concepts and Design Criteria" document that formed part of the Community Improvement Plan for the Old University and Centennial Neighbourhoods. As an active participant in the CIP process, the OUNRA supported basic concepts of the plan, including alternative design concepts for the school site, because it specifically identified the following key features:
 - a) "New buildings to be sited to reinforce the street edge and complement the park".
 - b) "a direct connection between the school property and the church".
 - c) "identification of locations for mixed use development such as arterial roads or major intersection".

During the public meeting, residents were led to believe that the CIP was approved by Council, and that the design concepts of the St. Paul's site were consistent with the proposed application. Upon reviewing the CIP, the proposed development does not reflect the design alternatives that were proposed by the community. *Neither* Option A nor Option B proposes medical offices, apartments and townhouses ALL on the same site in the configuration that is being proposed.

5. **Official Plan** - Guelph's official plan encourages and permits the integration of medium density housing into existing neighbourhoods, such as apartments and townhouses, "provided they are compatible in terms of building form, massing, appearance and siting with buildings in the immediate vicinity". We do not believe the proposed three and a half story apartment and townhouse blocks respect this policy.
6. **Parking Areas** - The number of parking spaces is more than is required, and important green space is eliminated. The parking area abuts the play area of the preschool which operates from the adjacent church, with no buffer in between. There is a great deal of concern about the potential for patrons of the new development to park on Forest Street because it will be more convenient than parking in the lot.

...../3

Further to this, the developer indicated that the parking lot would be lit at night. The parking lots are in the backyards of existing homes, and neighbours are fearful that even downward-facing lighting will create an impact on their rear yards.

7. **Height and Setbacks** - The proposed setbacks are insufficient. The height overwhelms the neighbouring houses, many of which are single story. The proposed new units would be visible behind the existing dwellings and overwhelm them, most significantly the small bungalow to the east of the proposed school/offices/apartments. Quite simply, they are too tall and the windows and balconies of the third-story units would impact directly on the privacy of existing backyards.

A number of setbacks require major variances. This demonstrates that the project is overbuilt. Reducing setbacks compounds the impact of three-story buildings on the neighbourhood.

8. **Front Addition** -The addition of a parking garage to the front of the existing school building will be three-stories high, and is incompatible with the neighbourhood and existing streetscape. It protrudes further than most homes and reduces green space. The parking garage cuts off the facility from the street and the community. The "front" of the existing school should not be modified.
9. **Heritage and Transition** - A number of residences on Forest Street are listed on the City of Guelph Inventory of Heritage Structures as heritage houses, namely 88, 100 and 106 Forest. These are three of seven similarly identified houses on Forest Street listed in the Inventory. The aesthetics of these buildings will be compromised by this development.

The whole concept of introducing new uses into a neighbourhood should require a more gradual transition from the new to the existing use. There is no consideration for proper transition in this proposal.

10. **Fill, Snow Removal and Drainage Issues** - Harcourt Church currently must deal with excessive runoff at times. Plans are not sufficiently detailed to assure the neighbourhood that fill, snow removal and drainage impacts will be adequately addressed. We request that detailed site plans be made available to the community with respect to these issues.
11. **Traffic Impact** - Increased traffic flows from this development will create safety issues. The left-turn onto Edinburgh will become even more of a problem. Surrounding city streets will also be impacted by more congestion. In fact, Option A in the Alternative Design Concept portion of the CIP proposed that Forest Street be closed adjacent to Hugh Guthrie Park and rerouted to meet up with Bellevue Street to improve traffic management with lights at Municipal/Edinburgh.
12. **Water and Sewer Impact** - The impacts on the well on Edinburgh and sewage capacity have not been adequately addressed.

...../4

13. **Green Space** - No attempt or assurances have been made to preserve existing trees on the site. These are not ordinary trees - they are mature elms, survivors of Dutch Elm disease, and it is our understanding that they have been used in the past to collect seeds for the University of Guelph Elm Recovery Project.

The amount of green space or amenity space shown in the plan is minimal and we are not satisfied that the amount is adequate. The patch of grass shown on the plan is surrounded by parking spaces. Tall trees are important, and the development should preserve the trees on the site as well as maximizing green space.

14. **Public Notice** - The information meeting that was held 22 February 2007 was well attended by those residents who had received notice despite there being only one week notice. This speaks to the concern the residents have for their neighbourhood and its direction. Many residents beyond the 120m notification limit have indicated that they wished they had received notification as they would have attended this public meeting.

Once again, thank you for the opportunity to provide feedback. As always, the Old University Neighbourhood Residents' Association is always willing to sit down with the developer and city staff to discuss these concerns.

Yours Sincerely,



Mark Bailey, Vice President
Old University Neighbourhood Residents' Association

Guelph, On

cc: Mayor Karen Farbridge
cc: Councillor Lise Burcher
cc: Councillor Leanne Piper

Guelph, ON, N1G 2G7

March 8, 2007

Mr. James Riddell,
Director of Planning,
Community Design and Development Services,
City of Guelph
59 Carden Street
Guelph, ON, N1H 3A1

COMMUNITY DESIGN AND DEVELOPMENT SERVICES			
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MAR 12 2007			
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Engineering			
Env. Serv.			

Just Melissa

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 09 2007

Dear Mr. Riddell:

Re: Proposal to redevelop St. Paul's School (File # OP0604, ZC0616)

We recently moved to Guelph, and chose to purchase a house in the Old University neighbourhood. We were drawn to the mature trees and quiet streets of the neighbourhood. Our house is located on the cul-de-sac on Maple Street and we can see St. Paul's School from the back of our house. We are very concerned about the scope of this development and its impact on our community by increasing traffic, decreasing green space, and changing the character of our neighbourhood.

While we realize that the site requires redevelopment, the current proposal (as presented at the public meeting on February 22 at Harcourt United Church) is objectionable for the following reasons:

1. The intensity and density of the proposed development is not at all in keeping with the character of this residential area. The proposed building is three storeys high, and will tower over the bungalows and two storey homes surrounding it.
2. The proposed office space is not in keeping with the residential nature of the area. It will bring noise, air and light pollution to an area that is far from a major street.
3. The proposed condominiums and townhouses are not in keeping with the surrounding single family homes in appearance, height or scale.
4. There will be a significant loss of privacy and attractive views for adjoining landowners on Forest, Dean and Maple Streets, with three storey buildings overlooking one and two storey homes.
5. Traffic on Forest Street will be significantly increased and will have a negative impact for the drivers, cyclists and pedestrians in this community. We are particularly concerned about the safety of the intersection at Forest and Edinburgh.

6. Green space will be significantly reduced. This proposed development is not in keeping with the well-treed lots surrounding it. As well, the plan requires the removal of two mature elm trees.
7. There are many serious issues and unanswered questions about the proposed streetscape, site drainage, sewage, parking, setbacks, buffer strips etc.

As the parents of young children, we would not have chosen to buy a house that backed onto a busy parking lot in a commercial area. We have huge concerns about the future safety and character of this neighbourhood.

Sincerely,



David Pearl



Naomi Theodor

cc Mayor Karen Farbridge
Councillor Lise Burcher
Councillor Leanne Piper

Alex Chelisso

COMMUNITY DESIGN AND DEVELOPMENT SERVICES			
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Mr. James Riddell,
 Director of Planning,
 Community Design and Development Services,
 City of Guelph,
 59 Carden St.,
 Guelph, ON
 N1H 3A1

COMMUNITY DESIGN AND
 DEVELOPMENT SERVICES

MAR 09 2007

Dear Mr. Riddell:

This is in reference to the proposal to develop St. Paul's School at 108 Forest St., Guelph. (File # OP0604, ZC0616)

Our residence is located on the Maple Street cul-de-sac, adjacent to the parking lot for Harcourt Church and across the parking lot from the proposed St. Paul School property development. As property owners, we want to ensure that any development that takes place in that location is congruent with the nature of the neighbourhood with a respect for green space and with a concern for the traffic problems that will arise from a development of the proposed intensity.

The following are our concerns about the proposal as presented in the written documents we received from the City and from the presentation at the public meeting held on February 22nd at Harcourt Church.

1. The proposed development is too intense for the nature of this residential neighbourhood.
 The proposed condominium buildings elevation at three stories in height is higher than any of the other residences in the area.
2. The office use that is proposed is not compatible with the residential nature of the area. Our current view of a green space will be replaced by the backside of parking garages.
3. The second and third stories proposed to be added to the school will mean interference with our site line of the area and, interference with the sun light for our back yard and garden.

4. The increased amount of traffic incurred by the intensity of the site will cause major traffic problems on Forest Street especially at the Forest/Edinburgh intersection where there is no traffic light. This is already a significantly hazardous intersection; additional traffic will only add to the danger and difficulty of turning on to Edinburgh Road.
5. Clarification has not been provided with respect to the City owned well and pumping station which is located adjacent to the proposed development. There were unanswered questions concerning site drainage and sewage capacity.
6. Access to the proposed development appears to be very narrow in terms of access for fire, snow and garbage removal vehicles.
7. The minimum distances between buildings and lot frontages appear to be in deference to the four City guidelines as bullet points on pages 3 and 4 of the document made available before the public meeting.

We wish to draw your attention to these specific concerns that we have with respect to this proposed development.

Yours truly,

Mark Waldron Wilda Waldron

Mark Waldron Wilda Waldron

c.c. The Mayor, City of Guelph
Councillor Leanne Piper
Councillor Lise Burcher

March 11th, 2007

Mr. Jim Riddell,
Director of Planning,
Community Design and Development Services,
City of Guelph,
59 Carden Street, On N1H 3A1

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 14 2007

Dear Mr Riddell:

Re: Proposal to develop St Paul's school (File #OP0604, ZC0616)

I appreciate and agree the above-mentioned site needs to be redeveloped, allowing the developers to profit on their investment, as they are rightfully entitled to do. I also understand and support the city's efforts to fulfil the province's wish for approximately 40% of our future growth to be obtained through city infill lots. However, I believe there needs to be compromises to the existing proposal to allow for:

- a) preserving the integrity of a long standing-residential area, inhabited by many who have been in their homes for 35+ years
- b) protecting the safety of pedestrians and cyclists from the inevitable, increased traffic flow created by this intensive building plan.
- c) retaining more green space to compliment the surrounding, well-treed properties and also preserving two elm trees, critical to the University of Guelph studies, as being identified having a natural resistance to the devastating Dutch elm disease.

While I would agree the conceptual plan is attractive; may I suggest once this is extracted from paper and physically applied to this small site, aesthetically it now becomes a white elephant. I would ask all those involved in the decision process to be please take the time to participate in one simple, but critically important exercise.

Simply drive this mature residential street to St. Pauls 2.2 acre parcel and envision offices, topped by 9 apartments, with four additional stacked townhouses (3 floors) and an additional **107 parking spots!** Sit for a moment and also imagine the possibility of **80 to 100 people** (reasonable estimate based on square footage of units and apartments) and assuming everyone has just one car (very conservative) **100 cars** coming and going. Would you approve of this on the street where you live?

Also, what would prevent these 2100 square foot town homes from housing 4 to 5 students each? The purchase price would not, as has been suggested to us. This can be confirmed by the purchase of other expensive homes in the old university area, used exclusively for student rental. We currently live in harmony with many student homes on our street, this is not the issue. It is the potential, concentration of so many on one site!

You will quickly see why our neighbourhood is alarmed and outraged that this proposal has come this far, and we will not accept it and are prepared to battle. It is clearly not in harmony, nor sensitive to a mature, residential area, which is predominately bungalows. Please make this effort to walk the 2.2 acres and imagine this impact.

Now, take a short drive, one block south to Dean to a much larger parcel of land at the end of Woodside (old Hamill property). Here you will find approximately 4 acres that will house approximately 6 residential homes, sitting on large lots, totally compatible with the area. How can the city now consciously approve an additional 80 to 100 people, with as many cars, living and working on the small 2.2 acre Forest parcel, with total disregard to the peace and safety of the quiet, mature surroundings of our neighbourhood?

I have listed, in priority order, my concerns over this particular development model and would appreciate your comments.

1) Concern: First and foremost, it is my personal opinion, the **office use component** is not at all compatible with the surrounding residential use. Forest Street is a mature, residential street; the abutting properties are predominantly detached homes and the plan does not adequately provide for a transition between the development and the surrounding area. The site is also some distance from Edinburgh, a principal road, creating additional traffic and safety issues.

Consideration: There are other sites directly on Edinburgh North and South, with existing, surrounding office/residential/commercial uses that would better be suited for these proposed medical/professional offices. If it is the city's desire to satisfy the province's mandate of having people live and work in their neighbourhoods, which I believe is a great concept, rather than plant offices on a mature, residential street, with absolutely no professional offices, I would suggest that zone changes appropriate for such offices be considered in an area a short distance away on Edinburgh, which is already integrated with such uses.

2) Concern: The townhouse and apartment residential development is **not in keeping with the existing streetscape**, either in scale, appearance or height. I feel more compromises must be made regarding projection of style and character

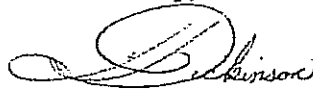
Consideration: I believe the site would suit a footprint, similar to the Woodside one described above with homes on large lots. As evidenced by sales in our neighbourhood, most recently, an older 1700 square foot, Forest Street bungalow sold within days for \$372,000, there is a real desire for purchasers to live here, confirming a market for the developer and builder to profit from such a building model. The neighbours would support and assist the builder with such a plan.

3) Concern: **Traffic** on Forest and other neighbourhood streets will be significantly increased, by the office use component and high density living . Safety (already an issue for pedestrians) at the intersections of Edinburgh and Forest will be adversely affected.

Consideration: Remove the office component and concentrate only on the residential side of the project, which deserves a concerted effort for a win/win situation for City, developer and neighbours.

Thank you in advance for your time taken to physically view this property as suggested above, with a critical eye as to its impact.

Yours truly,



Trudy Dickinson,

Guelph, Ont. :

P.S. Although I fall outside your metre requirement for notices re updates and meetings, please immediately place me on the mailing list to be kept informed. This particular proposal will dramatically impact neighbours, much father that then the required 120 metered radius. Thank you .

cc: Mayor Karen Farbridge : mayor@guelph.ca
Councillor Lise Burcher: lise.burcher@guelph.ca
Councilor Leanne Piper: leanne.piper@guelph.ca
Director of Planning: jim.riddell@guelph.ca

March 9, 2007

Mr. Jim Riddell,
Director of Planning, City of Guelph
Community design and Development Services
59 Carden Street
Guelph, On
N1H 3A1

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 14 2007

re: file #OP0604, ZC0616 – Development of St Paul's school 108 Forest Street

Dear Mr. Riddell,

Thank you for your recent information package on the proposed redevelopment of St Paul's school.

While I understand that this area, now vacated by the Wellington County Catholic District School Board, needs to be developed, I am concerned about several facets of the proposed redevelopment scheme.

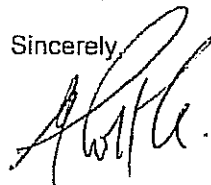
- a) As a property owner in the St Paul's area, I am concerned over the proposed height of the townhouses. There are no buildings taller than two stories in the area bounded by Water Street to College, Gordon to Edinburgh, and none but one story buildings in the area immediately surrounding 108 Forest Street. The site of the proposed stacked townhouses is at **the apex of a hill**. Thus, the height would be exaggerated for anyone looking at the complex from the north, and the roofs would tower against the skyline. From the south, the taller structures would obstruct the skyline and interfere with the view.
- b) A development of higher density housing and commercial premises on Forest would increase traffic and **exacerbate an already dangerous situation** on Edinburgh, where traffic turning left onto Forest from southbound Edinburgh, or traffic turning left onto southbound Edinburgh from Forest, has a limited view of the oncoming traffic. There are traffic lights at the intersection, but they do not mitigate the dangers of turning left just before the apex of a hill where drivers cannot see what is approaching from the south side of the hill. Add to this increased traffic flow commensurate the proposed development and there is likely to be several bad accidents per year at the site.
- c) There seems to be **no transition** between the proposed development and the surrounding area. The local residents, then, would lose green space and the structures would be anomalous in the mature, well-treed neighbourhood.
- d) The proposed development is not in keeping with Guelph's established pattern of commercial development, where business are kept to major streets. It is entirely **inappropriate to locate commercial (office) space a hundred or more feet off the nearest major street** in the middle of a residential area.

- e) Item d) sets an uncomfortable precedent.
- f) I am worried about the increased traffic patterns in an area where the traffic flow is already substantial. Increased density vis a vis four townhouses in a small footprint and the day and early evening traffic which comes with an office space, will create a **dangerous situation for the children** who use the park directly adjacent and who cross the street to and from the park.
- g) Further, there would be confusion and/or problems relating to **insufficient parking** spaces for guests of the townhouses, users of the commercial building, and those who park to play recreational baseball and soccer in the field adjacent.
- h) I am concerned about the disturbance to the natural watershed, which now is buffered by grass and gradient sloping. Will a flatter, asphalt covered in-fill create **drainage problems** for those homes which border the proposed redevelopment?
- i) I am concerned about **light pollution** from the commercial development, parking lot, and the increased density of homes.

Consequently, I ask that you consider redeveloping the site at 108 Forest Street with residential homes, the density and aesthetics of which are more in keeping with the homes in the already established area.

Certainly, I would like to be sent notice of future meetings relating to this application.

Sincerely,



Geoffrev Little

Guelph, On

cc. Mayor Farbridge
Councillors Burcher and Piper

March 14, 2007

MAR 15 2007

Mr. Jim Riddell
City Planning Department
Guelph, ON

Re: 108 Forest Street- Official Plan and Zoning Bylaw Application File# OP
0604-ZC 0616

Dear Mr. Riddell,

We appreciate that the stated deadline for the submission of comments on the above identified zoning bylaw application has passed but we have just returned from a number of weeks outside of the country and only now have an opportunity to provide a response to the development proposal for the 108 Forest Street site. We trust that you will consider our concerns along with the other responses you will have already received.

We have read and almost entirely endorse the points made in the submission you received from the Old University Neighbourhood Residents' Association. They substantially reflect our reaction to the development proposal. Like the Association, we support reasonable approaches to increasing the degree of housing density in our cities. Such steps are necessary if we are to reduce our collective impact on the environment. In principle, we support any reasonable plan to build in-fill housing where there are significant amounts of open space not intended for public recreational use.

While the Association document speaks well for our position on the proposed development on Forest Street, there are a number of particular points we would like to stress.

1. **Application to change zoning designation from "general residential" to "mixed office-residential"**. We are strongly opposed to any change in the zoning designation. This area of the city is clearly a residential area consisting exclusively of family dwellings (outside of the former school and Harcourt United Church). The area should remain as such. Allowing the change requested would, in the longer run, significantly alter the character of the neighbourhood and would make it much more likely that there will be a future further shift from mixed office-residential to commercial in the next round of applications. The school site is a considerable distance from the commercial area at the Edinburgh-Forest intersection and cannot reasonably be seen as an extension of that area. Our plea is to keep the school site as a residential zone only.
2. **Scale of the proposed buildings**. In the context of the neighbourhood, the scale of the buildings for the site is massive. They severely dominate all the surrounding houses. The enlargement of the school structure will very seriously overshadow the small house immediately to the east of the site. The school is already set close to the eastern boundary but at its current single story it fits reasonable well with the small, cottage-like house next door. To add two full stories and then build higher to achieve a pitched roof will make the structure tower above its immediate neighbours, including our house which is two doors down from the site. Such a large building is entirely unsuitable for the area.

The proposed townhouses are also very large and they too are sited close to the property line. At three stories, with additional height to achieve a pitched roof, the townhouses are much too tall and will impact negatively on the existing houses immediately adjacent to them. In winter, structures of this height so close to some of the houses on Dean Avenue could mean that these existing homes will be deprived of sun. Further, the families in these homes would

clearly lose all sense of privacy. Two story structures would be in keeping with the existing scale of the local area which is almost entirely comprised of single story homes.

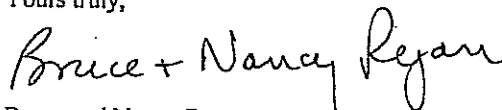
3. **Adverse impact on traffic density.** The proposed development will significantly increase the traffic using Forest Street. Even without additional housing, this street is already busy for a non-arterial road. It is one of the key ingress streets for the larger neighbourhood providing access for traffic coming from the south end (including Stone Road Mall) to homes between Edinburgh and Gordon and north of Dean. The main impact of the development will most seriously affect the egress from Forest onto Edinburgh. That particular intersection is a very challenging one that many of us in the neighbourhood already avoid, particularly if we are turning left onto Edinburgh. A left turn at this intersection is very difficult because of the fast moving traffic on Edinburgh, the hill to the south of Forest that obscures on-coming vehicles for those waiting at the intersection and the large number of entry points onto Edinburgh within a very short distance of the intersection with Forest. The inevitable result is that most users of the development will do what we residents already do: use Talbot and University to get onto College and back to Edinburgh.

Problems with traffic would be significantly alleviated if the proposed office use was not permitted and the number of residences was scaled back to a more reasonable number.

4. **Risk of turning the development into a student ghetto.** We understand that the developer is not attempting to build housing for students. The aim is for a higher standard of dwelling. We applaud this attitude. However, Forest Street is already home to a number of houses purchased by people who then rent to students. Sometimes the occupants of these houses create problems of noise or fail to look after the property. Trying to deal with these issues through absentee landlords is never easy. From our perspective, the component of the development at greatest risk of ending up in student housing is the addition of the apartments above the proposed clinic facility. We understand that at the public meeting about the development (which took place while we were away) the claim was the probable occupants of these apartments would be staff in the offices below. This is highly unlikely. In our view, students are the most likely tenants of such housing in this area. We already have several student houses on this block; to add more would be unfortunate.

We would like to thank you for considering our response to the proposal even though the deadline for submissions is past. In closing, we would endorse the Residents' Association's offer to enter into discussions with the developer to explore all of our concerns and to develop strategies to create new housing that is more suitable for the existing neighbourhood context.

Yours truly,



Bruce and Nancy Ryan

Guelph, ON

cc: Mayor Farbridge
cc: Councillor Lise Burcher
cc: Councillor Leanne Piper

Bernhard & Waltraud Hasselwander

March 6th 2007

Guelph Ont. |

COMMUNITY DESIGN /
DEVELOPMENT SERVICES

To:

Karen Farbridge, Mayor City of Guelph
Jim Riddell, Director of Planning City of Guelph
Melissa Castellan, Senior Development Planner City of Guelph
Lise Burcher, Councillor City of Guelph
Leanne Piper, Councillor City of Guelph

MAR 08 2007

Re: 108 Forest Street, Proposal to develop the former St. Paul's school area.

Let me start out by saying that we are not against development, as long as the development is compatible with the flavour and character of the neighborhood that development wants to become part of.

We understand that there is an application before the city to re-develop the former St. Paul school area.

The proposed development in our estimation is not within the character of the Forest St. – Dean Ave. area, and three story buildings are out of "place".

A "Barber Estate" type development would be much more in keeping with the existing 1 and 2 story family homes in appearance, height and scale, instead of four- 3 story high residential buildings dominating the area.

The same concern holds true for the office-residential building under consideration.

We cannot comment on the traffic that this type of development will generate, but we are sure that the City of Guelph Traffic Division will have conducted a traffic impact study and will proceed to the satisfaction of all residents concerned on Forest St. as well as the surrounding area.

There are several other areas of concern that need to be addressed for the mutual benefit of the existing property owners in the ST. Paul's neighborhood as well as the new owners of 108 Forest Street.

There is not sufficient green space and landscaped area to allow surface water to be absorbed and returned to the aquifer. By increasing the buffer zones from 7.5 to 10 mtr's. this would allow for a greater landscaped area, and instead having all the rainwater go down the drain as it were, we the citizens of Guelph would all benefit from an increased ground water supply.

This would necessitate installing an earth berm and or a swale from the south-west corner to the south-east corner of the 108 Forest St. property halfway between the residential property,- parking lot , and the existing fence line.

COMMUNITY DESIGN AND DEVELOPMENT SERVICES			
R E C E I V E D			
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Director			
MAR 08 2007			

There is not a sufficient large enough area set aside to allow for snow deposit. Any snow removed from the access area to, and from the 31 parking spaces in, the south-east corner will certainly end up on top of, or being pushed against the existing fence, or will end up in the property of the present owners. Any salt or ice thawing agent used, will therefore end up on our properties as well, and by nature such is detrimental to any existing plant material.

We hereby propose that the 31 parking spaces be reduced to 21 in order to allow for a sufficient buffer zone and for snow deposit.

The removal of the two mature trees on the subject property is certainly not in keeping with the green outlook of our Mayor Karen Farbridge and our present city council and therefore needs to be addressed in order to make sure that said trees are not removed or harmed by any excavations in any way, shape or form. The overall development needs to go back to the drawing board, especially in view of the fact that we have 3 story buildings overlooking the whole neighborhood, and, that we have serious landscape problems that need to be taken care of.

We are sure that you as the guardians of our city will do your utmost to address the concerns of those who share the area with the new owners of 108 Forest St. Please do inform us of any future meetings relating to this application.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Mendicino". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Averil Jany

March 2007

Mr. Jim Riddell, MCIP
Director of Planning,
Community Design and Development Services
City of Guelph

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 09 2007

Dear Mr. Riddell,

As property owners of [redacted], just outside the 120 metre line from the proposed redevelopment of St. Paul's School (File#0P0604, ZC0616), we wish to inform you of our opposition to this plan for the following reasons:

1. The density of the proposed buildings is too high. The increased vehicular traffic engendered by both commercial and residential use at all times of the day would create severe traffic problems on a formerly quiet street (Forest), and add heavily to the traffic problems at Edinburgh and Forest. The entry to the project is narrow and any service vehicles would encounter difficulties, especially when snowbanks occur. The plan appears to include little if any greenspace, in sharp contrast to the rest of the well established gardens surrounding it.
2. Several changes to current building by-laws are requested. These changes would make the proposed buildings too tall for the existing neighbourhood of bungalows and two storey single-family houses. Changes to by-laws governing setbacks would create dark tunnels with little potential for greenspace. The taller buildings would impact on sunlight and privacy for the residents in nearby homes.
3. Serious questions remain unanswered in this proposal, concerning site drainage, sewage in relation to the pumping station on Edinburgh, noise, lighting, setbacks, fences, etc.

For the above reasons, we urge you to examine this proposal very carefully and to consider a less intensively developed alternative, to preserve the nature of the neighbourhood and avoid future problems.

Yours sincerely, Joe and Averil Jany

Cc Mayor Karen Farbridge
Councilor Lise Burcher
Councilor Leanne Piper
m

COMMUNITY DESIGN AND DEVELOPMENT SERVICES			
R E C E I V E D			
Division	Action	Info	Seen
Director			
MAR 12 2007			
Development			
Policy			
Business			

COMMUNITY DESIGN AND DEVELOPMENT SERVICES

~~I am writing to~~ ^{MAR 26 2007} provide my comments on the proposed redevelopment of the former St. Paul School property on Forest Street. I am doing this as one of the 3 optometrist owners of Edinburgh Optometry Clinic which borders the proposed development on the west side and as an old university resident at Harcourt Church. Judging from the comments, questions etc. from the information meeting at Harcourt Church this issue should be a hot one in the neighborhood for the next few months and the Old University Residents Association, Ward 5 councilors and local residents will devote considerable time and energy to this issue. Based on the meeting I know I am going against the tide of the immediate neighbors when I say that in general I believe that the proposed development has many merits especially given the constraints of our new Places to Grow environment but that the development needs to have constructive input to minimize the impact on the immediate residential neighbours.

Some perspectives looking at the development from various viewpoints. i.e. wearing different hats

A) As the owner of: _____ At the present time I cannot see that the development will impact our office/property in any way except positively. Here are a few potential positives. (and I reserve the right to come up with negatives at a later date should any come to mind)

1) Some of the residents of the proposed development could find their way to our office for optometric services which we would welcome.
2) There could be some referrals/synergy generated from the Family doctors and other offices in the medical/office component of the development.

3) In general more people will know where our office is located which is good for business.

4) One of the proposed stacked townhouses will have many windows viewing onto our parking lot. This gives more "eyes on the street" which will add an element of increased security to the parking lot and the back of our building. This is especially welcome although in over 3 years at this location we have only had one minor episode of vandalism when some unknown perpetrators bent our beloved bicycle rack.

B) As a potential tenant/owner of proposed office space: I would have concerns about the amount of parking space dedicated to the commercial portion of the development and would argue that it may not be enough. My rough calculation based on the square footage is that if the entire commercial space was used as medical clinics that there would need to be 96 parking spaces. If there were 2 doctors per unit there would need to be $2 \times 6 \times 6 = 72$ parking spaces based on 6 spaces per practitioner. At the information session it was indicated that some offices would be medical, others perhaps lawyers or accountants thus somewhat reducing the parking needs. How could this be controlled? I have visions of the overflow parking on Forest Street and wonder if that is desirable?

As an aside – I had the impression from the meeting that Dr. Friars and his family practice would be moving to the new development although when I recall the meeting I note that he never said that directly. I would be more comfortable if the main investor was also going to be occupying the building.

C) As a potential purchaser of a cluster townhouse: 1) Would not like that there is no apparent sidewalk out to Forest Street.

2) Would be concerned that patrons of the commercial portion might park in the visitors parking areas or even park in front of garage especially in the case of the condo closest to Forest Street. Would want to know more about how this would be controlled.

3) These condos are very appealing in terms of the buildings themselves, the individual units and the great location within the city but the setting is less appealing.

4) Would prefer if there was a separate driveway for the 4 condo units.

D) As a neighbour on Forest Street or Dean Avenue: Would have concerns about whether or not these new residences would view into my backyard etc.

There were a number of general themes that the neighbours brought forward at the meeting.

Students. The Old University area has its share of student accommodation I believe it considerably less likely that this development will become inhabited by many students than other parts of the neighborhood and have 3 points on this issue.

- 1) the high occupancy cost of the stacked townhouses. This cost includes the cost of the condo, condo fees and high property taxes that will go with these properties will make it unaffordable for all but the wealthiest students. The largest units will have 3 bedrooms plus a den which could be a 4th bedroom. The vast majority of students now days grew up with there own bedroom and do not want to share a bedroom. It is a lot more likely that an irresponsible /absentee landlord will buy a 3 bedroom bungalow for less and put 3 students up and 3 in the basement. It would be more worrisome if the property was filled with conventional townhouses. I believe that there is a potential market for this development among people who already live in the neighbourhood but wish to move to a condo. At present there are very few options within the neighbourhood for people who wish to stay in this area.
- 2) Even if some units are inhabited by students, condo corporations are usually effective at policing themselves.
- 3) Are university students really the boogiemans that some would have us believe? I think no and like the current cross section of people including students in the neighbourhood. I do not want to live in a ghetto of any kind and believe that this development would help to keep the neighborhood diverse.

Traffic: There will be increased traffic but I do not see this as a problem. Most people driving to the proposed development will enter off Edinburgh to Forest. This will create increased traffic on the short distance from Edinburgh to the proposed development. Upon leaving the property most people will leave by the same route. For vehicles turning right it is usually a fairly quick right turn except at rush hour when there may be a short wait. Turning left is more problematic and at times can result in a longer wait. Patrons and residents of the proposed development will learn to drive through the neighbourhood and take other routes out. For example , if I was leaving the development to go south I would make my way through the area to College Ave. and go left or right depending on where I wished to go. One of the beauties of this neighbourhood is that there are many ways to exit the neighbourhood. City staff would need to monitor this post development as promised at the information session and address any problems with traffic calming measures etc. This was already promised at the information meeting.

Philosophically speaking: Almost everyone these days is against urban sprawl. The alternative is higher densities and, in older areas, infill. In some ways the newer sections of the old university neighbourhood are some of the original sprawl in Guelph. Look at the size of lots in general in the old university area. Do we, in this neighborhood, need to do our part to increase densities in the interest of the "larger community"? One could argue that given our projected population growth in the next 30 years that the proposed density of this development is not high enough. Where within the city will we find enough infill space to accommodate the 40% of population growth that is to be in built up area? I will predict that 10+ years from now the city will realize that old infills such as this one (if built) are not dense enough and , therefore, future infills will need to have even higher densities.

There are many benefits to increased density and this and other infill developments should be used to "sell" Guelphites on those many benefits. As one small example, I noted in the comments section of the Old University and Centennial Neighbourhood Community Improvement Plan that one resident wished there to be a good butcher shop that they could walk to in the area. This is an example a local business that needs a critical mass of people in the area to be viable. Denser communities could help to make this type of thing happen.

Robert E. Miller

Guelph
Ontario

9 March 2007

Melissa Castellan
Senior Development Planner
Community Design and Development Services
City of Guelph
59 Carden Street,
Guelph, Ontario N1H 3A1

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 14 2007

Dear Ms Castellan,

Thank you for the notice about the application to develop the school property at 108 Forest Street. I went to the Meeting at the church in February and spoke about my objections.

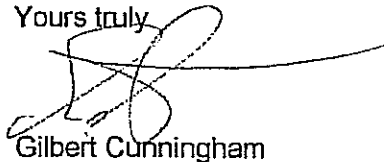
I grew up a few doors over on Dean and then moved away for some years. I bought this house at last fall and came back to the neighbourhood because of the yards and what I thought was a school yard right behind me. I had no idea there was going to be all this development. I thought I was going to have quiet back yard.

There will be far too much going on in the school yard and building. Traffic on this street is already bad and all the traffic from the development will make it much worse.

With all the changes on the school property and the school being higher than our yards I am worried about the drainage affecting my property.

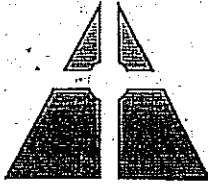
We can't foresee what is going to happen with the houses. They are totally different from the current housing and will take away from the neighbourhood. It will not be a quiet neighbourhood any more.

Yours truly



Gilbert Cunningham

Copy to Mayor Karen Farbridge , Councillors Lise Burcher and Leanne Piper



Harcourt Memorial United Church

87 Dean Avenue, Guelph, Ontario N1G 1L3
Tel. (519) 824-4177; Fax (519) 824-9448
Email: office@harcourtuc.ca Website: www.harcourtuc.ca

Rev. Monica Moore.

Rev. Dr. Paul Gilroy

Mr. James Riddell,
Director of Planning,
City of Guelph

COMMUNITY DESIGN AND
DEVELOPMENT SE.
MAR 6 2007

9th March 2007

Dear Mr. Riddell,

I am writing as chair of the Board of Trustees of Harcourt Memorial United Church in connection with the proposed redevelopment of St. Paul's School on Forest Street. One of the duties of the Board of Trustees is to ensure that the fabric of the church be maintained in the best and most responsible manner possible.

Our main concern in this regard pertains to drainage from the St. Paul's School site, especially during spring. Over the years we have experienced regular flooding via the back door of the church and into a substantial portion of the ground floor corridor. We have a number of engineers in our congregation who agree that the cause of this flooding is the run-off from St. Paul's School. I had the opportunity to attend the public meeting on 22nd February and raised this concern. The response I received from a city engineer that drainage issues would be managed internally to the St. Paul's property was not reassuring. Two members of the Property Committee of Harcourt Church who also attended the meeting were equally not convinced. Given the fact that the majority of the site will be paved, what reassurances can the city and the developer provide that run-off can in fact be dealt with internally?

A second concern relates to parking in the vicinity of the redevelopment. It appears that there is to be continuing access from the church into the St. Paul's site. We can envisage that a number of people will opt to park in the church parking lot as this may be more convenient and easier to access than driving on to Forest Street. This scenario presents the church with a potential problem of liability, not to mention the inconvenience and annoyance of its patrons and attendees who see their parking spaces being occupied by people visiting another facility.

We are also a landlord to the Royal City Cooperative Preschool which has been a tenant in our building for approximately thirty years. The small playground on the west side of the building suffers during the flooding season very much like the church does. In addition to this, the presence of concentrated parking in the corner of the St. Paul's site which directly abuts the play area, will detract from this space and potentially present a safety issue for these preschool children.

Rejoice

Renew

Reach Out

Our final concern relates to the proposed usage of the site. We understand the need to infill urban areas but feel that the designation to rezone Office/Residential is not in keeping with the neighbourhood where Harcourt Church and St. Paul's School represented the two most significant institutional properties.

We trust that our concerns will be taken into consideration in the ongoing planning process.

Yours Truly,


Peter Gill
Chair of Trustees

c.c. Mayor Karen Farbridge
Councillor Lise Burcher
Councillor Leanne Piper
Ken Carey, Chair of Council, Harcourt Church

To: Mr. Jim Riddell,
Director of Planning,
Community Design and Development Services,
City of Guelph,
59 Carden Street, Ont. N1H 3A1

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 12 2007

Dear Mr. Riddell,

We are providing feedback in regards to the proposed development of 108 Forest Street, formerly St. Paul's School.

We understand the concept of intensification is a necessary component of urban planning in today's society and we support this concept in principle – we will expand on this point later.

With that in mind, we believe that the proposed development of the St. Paul's School site is not consistent with Guelph's Official Plan which calls for "a gradual increase in the average residential density of the community". The entire residential neighbourhood around St. Paul's School is made up of single family homes of one or two storeys in height. We believe that the proposal to basically double the height of the existing school and to add three storey "stacked" townhouses in no way represents a "gradual increase" in the residential density of the community.

The request to rezone the eastern portion of the site from institutional to office/residential also raises concerns. Forest Street and the streets immediately around it are exclusively residential, quiet streets. We believe that the addition of a significant number of businesses onto a residential street is simply not compatible with the area. We note that the recent Community Improvement Plan for the old university area links the St. Paul's School site with the Edinburgh corridor when in fact there are five single family homes between Edinburgh and St. Paul's. In our opinion those houses create sufficient distance between the two as to necessitate that St. Paul's be considered as a residential site.

Intensification of the site will inevitably lead to increased traffic on Forest and adjacent streets. For those who turn onto Edinburgh from Forest Street (or Dean Avenue for that matter), there is often considerable risk in view of the speed of traffic on Edinburgh and the apparent lack of synchronicity between the lights at College Avenue and those at Municipal. This could be alleviated to some degree by a traffic light at Forest Street except for the fact that a red light on northbound Edinburgh at Municipal often results in a traffic back-up as far as Forest – with existing traffic volume.

Our view is that intensification is an inevitable and, in most cases, a desirable goal in most urban settings. Given that the neighbourhood comprises virtually exclusively detached family homes, it is our opinion that single family residential homes on the site would be the most compatible way to increase residential density. The resulting cul-de-sac of several single residences would mesh perfectly with the surrounding area.

The developer is looking to build cluster townhouses on the western portion of the property which in our view is not a method of residential density increase which is compatible with the neighbourhood nor does it in any way represent a "gradual increase". We believe that there is the strong likelihood that these stacked townhouses will in very short order be purchased by absentee landlords whose main interest is maximizing their return on investment with the likely result that they will become student housing. This intensification would be very detrimental to the existing community of primarily single family dwellings.

We trust that our concerns will be given serious consideration before any proposal in made to city council and we welcome the opportunity to address those concerns publicly at a future date.

Yours Truly,

.....
Peter and Jill Gill

Address

Phone

Peter and Jill Gill
.....
.....

..... 11th March 2007
Date

*c.c. Mayor Karen Fairbridge
Councillor Lisa Buckle
Councillor Leanne Piper*

Mr. Jim Riddell
Director of Planning, City of Guelph
Community Design and Development Services,
59 Carden Street, Guelph, On N1H 3A1

Mr. Riddell:

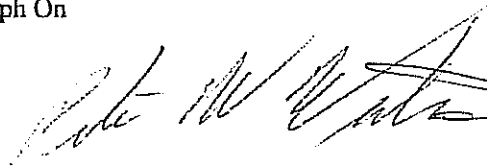
In regards to the proposed development of the former ST Paul's school, I wish to express my concern over this project going ahead on this location.

First of all, this is an OLD established Neighborhood of single family homes. We do not need, nor do we appreciate having a development of this size brought into this neighborhood. The increase in traffic alone is far more than the area is able to stand. This development belongs in an area twice the size of this proposed property on Forest Ave. I am aware of the current interest in INFILL, however this is not the type of neighborhood, well established as it is, to try to fit a project of this magnitude.

Please express my feelings on this matter to all concerned.

Peter W Watson

Guelph On



COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 12 2007

Quebec, Ont.,
March 9/2007

Mr. Jim Riddell
Director of Planning, City of Quebec
Community Design and Development Services
59 Carleton St.
Quebec, Ont. H1H 3A1

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES
MAR 12 2007

Dear Mr. Riddell:

Re: Proposal to develop St Paul's school (File # P0604, ZC0610)

I am aware that there is an application to re-develop the property at 105 Forest St, formerly St Paul's school. I have lived at the above address for forty-eight years, and been a member of Hereward Memorial United Church for more than forty-five years. My family has given much of our time - and money - to Hereward, and I am most concerned for the negative impact this application could have on the church property, as well as the families in even closer proximity to St Paul's than I am.

I find it appalling that a proposal of such density even be considered in a single dwelling area. The aspect of an area void of greenery, with retaining walls, fences, mounds of snow melting on other property etc., is not in sync with this neighborhood. The inevitable additional vehicles will endanger pedestrians and result in increased traffic mishaps.

Please send meeting notices and pertinent correspondence regarding this property.

cc Mayor K. Fortin
Councilor B. Boucher
Councilor L. Poirier

Yours truly,
Chris E. Singleton

COMMUNITY DESIGN AND
DEVELOPMENT SERVICES

MAR 12 2007

Bruce Monkhouse

Guelph,

To Whom It May Concern,

I am writing this in response to the request from 699936 Ontario Limited to amend the City of Guelph Official Plan and the zoning by-laws.

This plan is flawed and must not be approved for many reasons. The main one being that this "development" is not 'compatible with the existing neighborhood' as is required by the Official Plan. This point was brought up at the information meeting on the 22nd of February 2007 and the response from the developer was that anyone could have built a three-story house if they had wished to according to the by-laws. In my opinion this is a 'red herring' as there is none in the entire neighborhood and, therefore, the proposed condos 'are not compatible' with, and would change the face of, the existing area in regards to structures and the 'green space' that is present in the dwellings that exist now.

The second issue I would like to bring up is the so-called 'documents', mainly [1] SITE SERVICING AND STORM WATER MANAGEMENT and [2] PHASE ONE ENVIRONMENTAL SITE ASSESSMENT, both prepared by Gamsby and Marrewrow Limited. [Due to work and time restraints I have not seen these documents, but instead I am responding to the company representative that was present at the February 22nd Meeting.

I must wonder, and so should the planning committee, how these 'studies' failed to make note of several items, most notably the City of Guelph well and pump house close to the north end of the proposal. The company representative had no idea that it existed. They also had no idea of the old creeks that flow North to South beneath the area that had been filled in years ago, nor did they any answers when I queried about the extra flooding that the plowed snow would bring to the already flood-prone areas on Dean Avenue and the Harcourt Church Day Care area. It would have taken very little effort to see the result of excessive rain and/or melting snow upon this area now and the run-off will be worse with pavement instead of green space as it is now.

Missed wells, missed water flow and no spring drainage plan 'must' make one wonder what was really studied here.

The next document is the [3] TRAFFIC IMPACT STUDY prepared by Paradigm Transportation Solutions Limited. I, like many others, are also in that group of locals who have given up trying to turn left onto Edinburgh Road during daylight hours, rather, I drive south on Forest and onto Talbot street and right through a residential area teeming with students of both John McCrae School and University. How the study failed to make note of this phenomenon would also seem to shed light on the 'depth' of the research involved.

I again was rather shocked when, at the meeting, I asked about the impact of the extra traffic in the summer when almost nightly there are cars parked on both sides of Forest Street from the South side of Guthrie Park to the intersection of Edinburgh Road and the representative from the "traffic solutions" company had no idea that this occurred. Once again, with the lack of study done here one is forced to ask whom exactly the study is done for?

Another concern I have is the sewer system in the existing homes on Forest Street between the Church walkway and Talbot Street. It was brought up at the meeting on February 22nd but the representative from the City Planning Committee stated that no complaints were on record in the planning office yet before I left the Church that night two different people approached myself and stated that they had complained previously about slow moving drains and odours from the system.

I believe the cost of a complete study, and if necessary, a complete rebuild of the system would have to be undertaken by the developers 'before' any decisions could be made, therefore not putting the 'existing' taxpayers on the hook for increased taxes through 'local improvements'.

In closing, I must reiterate that this plan is flawed in every detail from the destruction of the "flavour of the neighbourhood" to the erection of a three-story monstrosity mere feet from a residential dwelling.

My family has lived in the same house since 1918, and myself off and on since 1960, and have watched the area grow around us and have never had a problem with growth and/or infill. My opposition has nothing to do with a "NIMBY" syndrome but rather just my distaste for an utterly dreadful and destructive plan that has not been thought through anywhere near enough.

Thank you,
The Monkhouse Family



GUELPH FIELD NATURALISTS

P.O. Box 1401, Guelph, Ontario N1H 6N8

Melissa Castellan
Senior Development Planner
Community Design and Development Services
City of Guelph

March 9, 2007

RE: 108 Forest Street

We have received the notice of the application for an Official Plan and Zoning By-law amendment for the above property and offer the following comments.

We are in general agreement with this proposed development as a case of infill development that should be encouraged within the City of Guelph. We sincerely hope that this development will succeed and encourage similar good infill projects in the City.

It has been brought to our attention that there are two mature, native elm trees on the west side of the property. We would like to suggest that these two trees be investigated as to their health and condition. They can then be assessed for possible retention within the development. The trees on site may have already been assessed of which we are not aware.

All trees in the City have value for their aesthetic values to a neighbourhood and, perhaps more importantly, for their contributions to ecological functions that are significant for us all.

We recommend, if at all possible, that these trees, if assessed to be healthy, be retained in the proposed development by some re-design of the site plan.

Thank you for the opportunity to comment.

Sincerely,

Charles Cecile
Environment Committee
Guelph Field Naturalists
March 2007

The City That Makes A Difference

The following Form Letter was signed and submitted by:

Geoff and Deb Allen
Nathalie Lauriault
Joe and Sonia Giberson
Anne Granger
Mark Sears
Kenneth and Christa Dorter
James Shute
Illegible
Carl and Mary Popp
Alice Given
Marion Koch
Scott Dean
Hans and Regina vonSivers
Chad McBain
Glenn Roberts
M Hutchison
Blanche Stonehouse
Barbara and Ronald Nicol
S and B Poittur
O and L Des Jardine
Dean Garbutt
Janis Pever
Daniel and Susanne Wood
Lynne Dennison
S. Harrison
Norman and Joan Smith
Lorene Kaine
Prakash Dobi
Tanis Comrie and Rob Foster
Marion Hardy
Ivan Buzbuzian
Douglas Lynn
Paula Bonner
John and Eleanor Haayen
Donald Meredith
John Newcomber
Brenda Stephens
Terry Byrne
Hazel Harris
Michelle Goodwin
Jane and Tom Funk
James Hohenadel

Mr. Jim Riddell,
Director of Planning,
Community Design and Development Services,
City of Guelph,
59 Carden St, On N1H 3A1

Dear Mr Riddell:

Re: Proposal to develop St Paul's school (File #OP0604, ZC0616)

We understand that there is an application to re-develop the St Paul's school property at 108 Forest St for a mixed office and residential use on the eastern portion and four stacked townhouses on the western portion.

As property owners in the St Paul's neighborhood, we realize that St Paul's school site needs to be re-developed. However, we object to the current proposal for the following main reasons :

The overall development is far too intense for the existing residential neighbourhood and there is no provision for a transition between the development and the surrounding area.

The office use is not compatible with the surrounding residential use. Forest St is a residential St, the abutting properties are predominantly detached homes and the site is some distance from a main road (Edinburgh).

The townhouse and apartment residential developments are not in keeping with the existing single family homes, either in scale, appearance or height.

Traffic on Forest St and other neighborhood Sts will be significantly increased and safety at the intersections of Edinburgh with Forest and other residential Sts will be adversely affected.

Green space will be significantly reduced, which is in complete contrast with the surrounding well- treed properties. In addition, the plans show the two mature elms being removed, with no provision for their protection.

There will be a loss of privacy and views for adjoining landowners on Forest and Dean, with three storey buildings overlooking homes that are predominantly single storey bungalows.

Serious issues and unanswered questions remain about the proposed Stscape, site drainage, sewage, noise, lighting, parking, snow removal, setbacks, buffer strips, retaining walls, fences etc.

Yours truly,

**Name-Printed
Phone**

Address

Signature

Date

cc: Mayor Karen Farbridge : mayor@guelph.ca
Councillor Lise Burcher: lise.burcher@guelph.ca

Councilor Leanne Piper: leanne.piper@guelph.ca
Director of Planning: jim.riddell@guelph.ca