

City Council - Planning Meeting Agenda



Consolidated as of April 7, 2017

April 10, 2017 – 6:30 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on guelph.ca/agendas.

Open Meeting – 6:30 p.m.

O Canada

Silent Reflection

First Nations Acknowledgement

Disclosure of Pecuniary Interest and General Nature Thereof

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

CON-2017.10 Proposed demolition of 73-75 Essex Street, Ward 5

Recommendation:

1. That the removal of 73-75 Essex Street from the Municipal Register of Cultural Heritage Properties be approved.
2. That the proposed demolition of a residential building that contains (2) semi-detached units at 73-75 Essex Street be approved.

Public Meeting to Hear Applications

Under Sections 17, 34 and 51 of The Planning Act

(delegations permitted a maximum of 10 minutes)

1888 Gordon Street Proposed Official Plan and Zoning By-law Amendment

File: OP1701/ZC1701 - Ward 6

Staff Presentation:

Chris DeVriendt, Senior Development Planner

Delegations:

Krista Walkey, Stantec Consulting Ltd. (presentation)

John Caravaggio

Erica Anderson, WCECC no. 219

Correspondence:

Linda Illingworth submitted on behalf of Residents of Gosling Gardens

Kevin Thompson, Smith Valeriote Law Firm LLP

Erica Anderson

Fritz and Teresa Marthaler and Family

Staff Summary (if required)**Recommendation:**

That Report IDE 17-43 regarding a proposed Official Plan Amendment and Zoning By-law Amendment application (OP1701/ZC1701) from Stantec Consulting Ltd. on behalf of The Tricar Group to permit a high density residential development on the property municipally known as 1888 Gordon Street and legally described as South West Part Lot 11, Concession 8, Part 1, Plan 61R-3081 and Part 1, Plan 61R-3404; Geographic Township of Puslinch, City of Guelph, Wellington County from Infrastructure, Development and Enterprise dated April 10, 2017, be received.

By-laws

Resolution to adopt the By-laws (Councillor Gibson).

"That By-law Numbers (2017)-20154 to (2017)-20159, inclusive, are hereby passed."

By-law Number (2017)-20154	A by-law to authorize the execution of a Subdivision Agreement between Victoria Village Park Inc. and The Corporation of the City of Guelph, and The Toronto-Dominion Bank (Victoria Park Village Phase 1A Subdivision)
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By-law Number (2017)-20155	A by-law to authorize the execution of a Professional Consulting Services Agreement between Urbantech West and The Corporation of the City of Guelph. (Victoria Park Village Phase 1A Subdivision)
By-law Number (2017)-20156	A by-law to authorize the execution of a Engineering Services Agreement between Victoria Park Village Inc. and The Corporation of the City of Guelph. (Victoria Park Village Subdivision)
By-law Number (2017)-20157	A by-law to appoint Tara Baker as City Treasurer, to appoint James Krauter as Deputy City Treasurer and to repeal By-law Number (2016) - 20062, being a by-law to appoint a City Treasurer.
By-law Number (2017)-20158	A by-law to amend by-law number (2015)-19985, as amended, being a by-law respecting Building, Demolition, Conditional, Change of Use and Occupancy Permits, Payment of Fees, Inspections, Appointment of Chief Building Official and Inspectors and a Code of Conduct and to repeal previous By-laws. [as amended by by-laws (2016)-20060 and (2016)-20089]
By-law Number (2017)-20159	A by-law to confirm the proceedings of the meeting of Guelph City Council held April 10, 2017.

Mayor's Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

Notice of Motion

Notice of Motion provided by Councillor Gibson.

Notice of Motion provided by Councillor Wettstein.

Adjournment

1888 Gordon Street

Official Plan Amendment OP1701 & Zoning By-law Amendment ZC1701



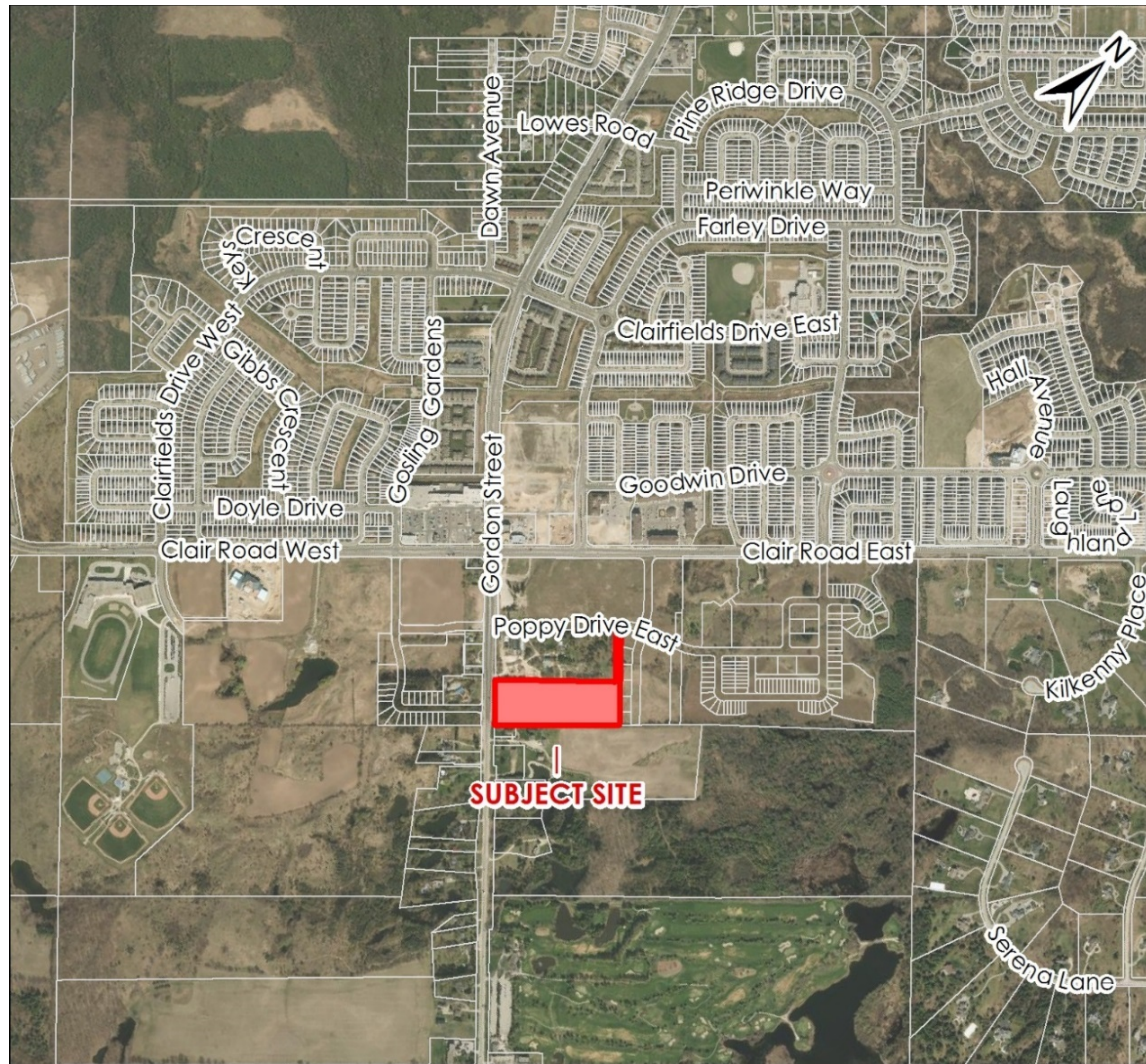
Public Meeting – April 10, 2017

The Tricar Group

- The Tricar Group is a leading name in the development of luxury condominiums and apartment suites throughout Southwestern Ontario. Renowned for their innovative designs, sophisticated luxury, lasting quality and value.
- The Tricar Group's growing portfolio of properties meets a wide range of needs, from professionals to first-time buyers to empty nesters and retirees.
- Tricar has been developing and managing award winning multi-family high-rise developments for over 30 years: Three-time Ontario High Rise Builder of the Year 2014-2016.



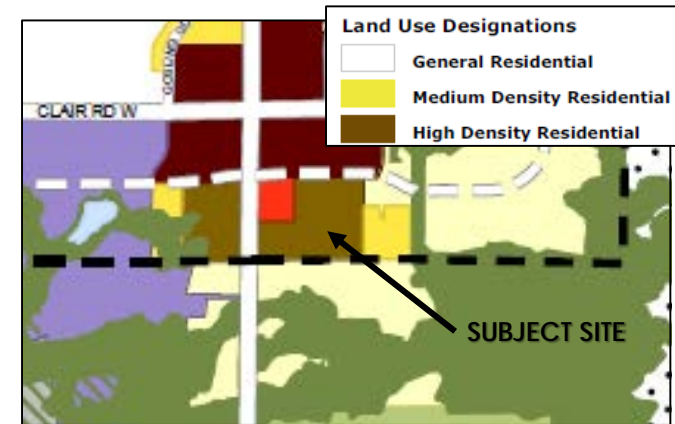
Site Location



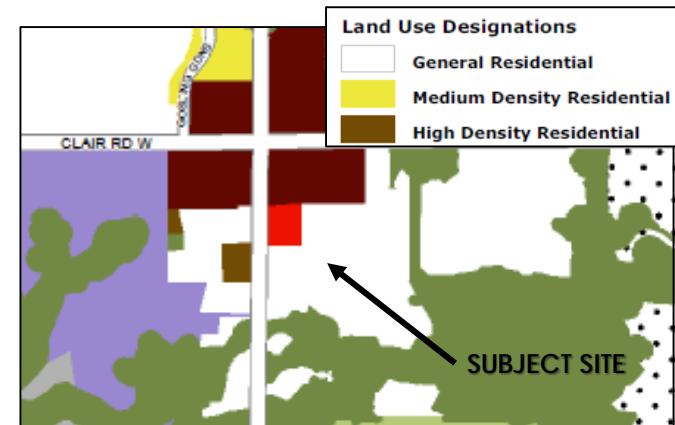


Official Plan Amendment Request

- The subject site is designated as **High Density Residential** in the City of Guelph Draft Official Plan (OPA 48), Draft Schedule 2: Land Use Plan
- The existing City of Guelph Official Plan 2001, currently in effect, designates the subject site as **General Residential**
- The proposal conforms to the general intent of the 2001 Official Plan with the exception of the density. As such, the applicant is requesting to amend the existing General Residential designation to High Density Residential, with a density increase up to a maximum of 174 units per hectare.



OPA 48 - 2012 Consolidation

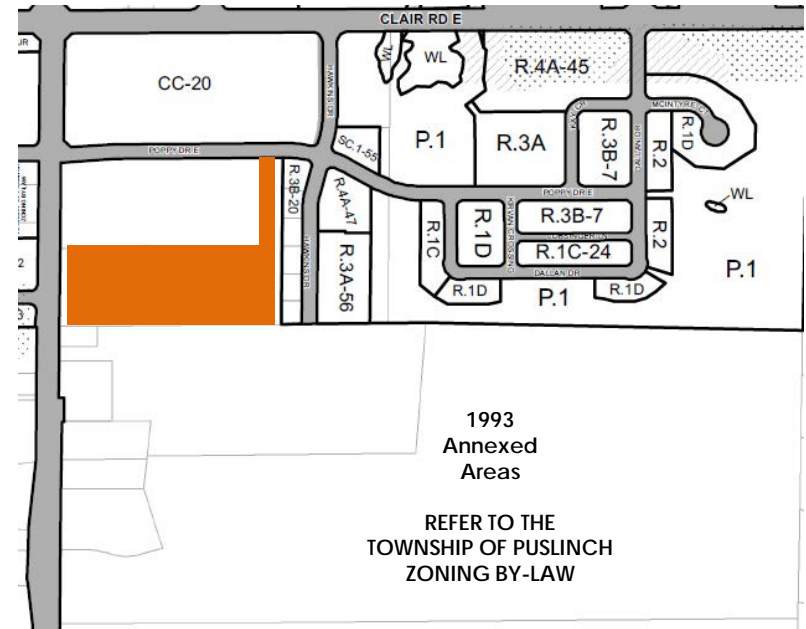


Official Plan 2001 Schedule

Zoning By-law Amendment Request

The applicant is requesting a specialized **R.4B** residential zoning category on the subject property with specific provisions to permit:

- Townhouse as a permitted use
- Minor reductions of the side yard setback of 4.8 m
- Minor reduction of distance between buildings (which contain habitable rooms) to 20m
- Maximum building height of 14 storeys
- Maximum density of 175 un/ha
- FSI – increase from 1.5 to 2.8



Proposed Development Concept



- 2 x 14-storey residential buildings with attached townhomes
- 10 storey residential building
- 2 x 4-storey apartments
- Amenity building, large outdoor commons, underground parking

Features

- Pool/Amenity building
- Outdoor Common Amenity Spaces
- Townhomes fronting Gordon Street and internal private street
- Provides variation in housing options for this area of the City
- Live-Work-Play Community
- Underground parking





View Looking West from 10 Storey Apartment Building



View Looking East from Gordon Street



North-East Streetview from Central Plaza Area



Elevations



Fly Through video

Questions?



Residents of Gosling Gardens
Guelph, Ontario
N1L 0M1

April 5, 2017

To The City of Guelph's Mayor and all Council Members

Re: NOTICE OF COMPLETE APPLICATIONS Proposed Official Plan and Zoning By-law
Amendment (City File: OP1701/ZC1701) Applicant: Stantec Consulting Ltd.
1888 Gordon Street

We are residents of Gosling Gardens which is adjacent to the proposed property redevelopment on Gordon and as this application currently stands we have specific objections. We understand that new development will take place; however, this proposal seeks to over-develop as it is too dense, too high and there is no justification for the significant amendments to the zoning and building by-laws.

1. The land is currently only zoned for "General Residential" land use. Until an Official Plan has been approved for high density in this area, we trust no decision on just one developer's request should be taken into consideration or approved.
2. Traffic study only took into account this one development and as it stands Gosling Gardens' traffic would increase significantly. Gosling Gardens south of Poppy narrows and was not designed for this amount of traffic. The residents on Gosling Gardens are entitled to peaceful enjoyment of their homes which includes safety of our children, clean air and noise restriction.
3. Traffic lights would not be necessary for this development if turning lanes were restricted on Gordon. There are 2 entrances and exits for this development which can be used more effectively. Too many traffic lights along Gordon will cause poor air quality and restrict traffic flow.
4. This development will dominate the skyline. Does Guelph want to be defined as the city of high rises upon entering the City? This parcel of land stands on the highest elevation along Gordon.
5. This development does not address the desperate need for single family homes in Guelph. The south-end of Guelph should not bear the brunt of the current Liberal governments density requirements.

Every one of the following requests and amendments are not compliant with the City's own current building by-laws.

- *to add townhouses as a permitted use;*
- *to permit a maximum density of 175 units/ha (in lieu of 150 units/ha); **75% density increase according to the cities' 2014 plan.***
- *to permit a minimum side yard setback of 4.8 metres (in lieu of ½ the building height);*
- *to permit a maximum building height of 14 storeys (in lieu of 10 storeys);*
- *to permit a minimum distance between buildings that contain windows of habitable rooms to 20 metres (in lieu of ½ the building height)*

This application will be one of many for the future development of the lands south of Poppy along Gordon and we trust Council has a clear and viable vision for this stretch of land which takes into account the health, well-being and housing needs of its current and future residents. By allowing this plan to go ahead, it would only set a precedent for all other developers in the City of Guelph along this corridor.

We would be grateful if Council would take our objections into consideration when deciding this application. Please contact us if we can be of any further assistance or to answer any questions which may arise.

Sincerely,

Linda Illingworth,
Richard Illingworth,
Mark Peng,
Grace Huang,
Ameera Al-Jobore,
Ron Angus,
Jia Uhrig,
Scott Uhrig,
Jennifer Jiang,
Xiaobin Ren,
Zhan Hui Lu,
Wei Cao,
Xiuling Tian,
Guanghui Tang,
Ying Cai,
Winston Cheng,
Dina Zhang,
Jason Xu,
Xuejiang Shi,
Hongying Zhang,
Bin Hao,
Yanxia, Sun,
Linda Lin,
Wai Ming Yam,
Gina Caravaggio,
John Caravaggio,
Claudio Dilello,
Andrea Dilello,
Robert Rozzi,
Niana Rozzi,
Sonal Almaula ,
Dhruv Almaula ,
David Walters,
Melissa McEachern,
Akwasi Agyare-Tabbi
Joyce Agyare-Tabbi

April 6, 2017

Delivered via email: clerks@guelph.ca

City of Guelph
1 Carden Street
Guelph ON N1H 3A1
ATTN: Stephen O'Brien, City Clerk

Dear Mr. O'Brien:

**Re: The Tricar Group;
Proposed Official Plan and Zoning By-law Amendment (1888 Gordon St.);
City File (OP1701/ZC1701);
Our Client: 2298667 Ontario Inc.**

We represent 2298667 Ontario Inc., the owner of the property at 1912 Gordon Street, Guelph. Our Client's property is located to the south and immediately adjacent to 1888 Gordon Street.

We have reviewed documentation submitted with the above-noted application. While our client is generally in support of the redevelopment and intensification of the property, we have the following general comments and concerns at this time:

1. The proposed density of 175 units per hectare is exceeding the High Density Residential designation in the adopted Official Plan (under appeal to the Ontario Municipal Board). In addition, the height, density and floor space index are all exceeding the R4.B zone requirements. Other site specific provisions are also being requested. While intensification is appropriate near the Gordon/Clair node, we question if the current proposal is an over-intensification of the property. We note the application is requesting permission for two 14 storey buildings (a maximum of 10 storeys permitted); a density of 175 units per hectare (a maximum of 150 units per hectare permitted); and, a floor space index of 2.8 (maximum floor space index of 1.5 permitted). Accordingly, we are concerned this additional density has the potential impact on available capacity for sanitary servicing for surrounding land, including our client.
2. Our client's land is located in the Clair-Maltby Secondary Plan Area. Land uses, servicing and other matters will be determined through that process. At this time, we are concerned about the interface, scale and intensity of land uses between the two

Reply to: ☒

MAILING ADDRESS

P.O. Box 1240, Guelph, ON N1H 6N6

ADDRESS

105 Silvercreek Pkwy. N., Suite 100, Guelph, ON N1H 6S4
TF 800 746 0685 F 519 837 1617

Reply to: ☐

MAILING ADDRESS

P.O. Box 128, Fergus, ON N1M 2W7

ADDRESS

265 Bridge St., Fergus, ON N1M 1T7
T 519 843 1960 F 519 843 6888

properties (including potential shadowing impacts), as well as accommodating for future servicing connections (water and sanitary) for the 1912 Gordon Street land. In addition, the number and spacing of future road entrances (private and public) on Gordon Street (i.e. 1888 Gordon, 1912 Gordon, etc.) should be considered during the review of the planning applications.

We appreciate the consideration of our comments. We would request that our firm be added to the mailing list with respect to these planning applications and further wish to be notified of a formal decision on the matter.

Should you have any questions or require further clarification of our comments, please do not hesitate to contact me.

Yours very truly

SMITHVALERIOTE LAW FIRM LLP



Kevin M. Thompson, B.Sc. (Hons.), J.D.

KT

telephone: 519-837-2100 ext. 315

email: kthompson@smithvaleriote.com

CC: Client, via email

Chris DeVriendt, Senior Development Planner, City of Guelph, via email

April 6, 2017

Delivered via email: clerks@guelph.ca

City of Guelph
1 Carden Street
Guelph ON N1H 3A1
ATTN: Stephen O'Brien, City Clerk

Dear Mr. O'Brien:

**Re: The Tricar Group;
Proposed Official Plan and Zoning By-law Amendment (1888 Gordon St.);
City File (OP1701/ZC1701);
Our Clients: Eugene Valeriote, Joan Hug-Valeriote, and the Estates of Eleanor
Marshall and Loyola Valeriote**

We represent Eugene Valeriote, Joan Hug-Valeriote, the Estate of Eleanor Marshall and the Estate of Loyola Valeriote, who are collectively the owners of the properties known municipally as 1968 Gordon Street and 1992 Gordon Street, Guelph. Our Client's properties are located one concession lot to the south of 1888 Gordon Street.

We have reviewed the documentation submitted with the above-noted application. While our client is generally in support of the redevelopment and intensification of the property, we have the following general comments and concerns at this time:

1. The proposed density of 175 units per hectare is exceeding the High Density Residential designation in the adopted Official Plan (under appeal to the Ontario Municipal Board). In addition, the height, density and floor space index are all exceeding the R4.B zone requirements. Other site specific provisions are also being requested. While intensification is appropriate near the Gordon/Clair node, we question if the current proposal is an over-intensification of the property. We note the application is requesting permission for two 14 storey buildings (a maximum of 10 storeys permitted); a density of 175 units per hectare (a maximum of 150 units per hectare permitted); and, a floor space index of 2.8 (maximum floor space index of 1.5 permitted). Accordingly, we are concerned this additional density has the potential impact on available capacity for sanitary servicing for surrounding land, including our client.

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T 519 843 1960 F 519 843 6888

2. Our clients' land is located in the Clair-Maltby Secondary Plan Area. Land uses, servicing and other matters will be determined through that process. At this time, we are concerned about the interface, scale and intensity of land uses between the subject property and properties at the edge of the Secondary Plan area, as well as accommodating for future servicing connections (water and sanitary) for the 1968-1992 Gordon Street land. In addition, the number and spacing of future road entrances (private and public) on Gordon Street (i.e. 1888 Gordon, 1912 Gordon, and 1968-1992 Gordon, etc.) should be considered during the review of the planning applications.

We appreciate the consideration of our comments. We would request that our firm be added to the mailing list with respect to these planning applications and further wish to be notified of a formal decision on the matter.

Should you have any questions or require further clarification of our comments, please do not hesitate to contact me.

Yours very truly

SMITHVALERIOTE LAW FIRM LLP

A handwritten signature in blue ink, appearing to be 'K. Thompson', with a stylized flourish at the end.

Kevin M. Thompson, B.Sc. (Hons.), J.D.

KT

telephone: 519-837-2100 ext. 315

email: kthompson@smithvaleriotelaw.com

CC: Client, via email
Chris DeVriendt, Senior Development Planner, City of Guelph, via email

Erica Anderson Private Resident

And

Erica Anderson, B.Sc. Env., EP
President, Board of Directors
Wellington Common Element Condominium Board Number 219 (WCECC No. 219)
3-304 Stone Road West, Suite 204
Guelph, ON N1G 4W4

April 6, 2017

City of Guelph
Guelph City Clerk,
1 Carden Street,
Guelph ON N1H 3A1
Email: clerks@guelph.ca

**RE: Proposed Official Plan Amendment and Zoning By-law Amendment (City File:
OP1701/ZC1701) – 1888 Gordon Street**

My name is Erica Anderson and I live in a recently completed townhouse unit at 118 Hawkins Drive, located immediately east of the proposed development. I am also the President on the Board of Directors of the Wellington Common Element Condominium Board (WCCEC No.219) which represents my unit, along with 33 other townhouse units on lands immediately east of the proposed development.

I am writing this letter to express my concerns, as well as the concerns raised by the WCCEC No.219, that are related to certain aspects of the proposed high-density residential development. Namely, the built-form of Tower #3, proposed to be a 10-storey building located very close to my townhouse unit, and other townhouse units on my residential street, as well as the proposed access road running along the rear of the remaining townhouse units on Hawkins Drive.

As such, I have a number of questions, concerns and comments related to the proposed development to be considered by Planning staff and the members of Council that will be reviewing this application.

Questions and Comments:

1. **OPA #48** - I understand the Official Plan Amendment (OPA) #48 is currently under review by the Ontario Municipal Board (OMB). I understand that OPA #48 has to do with proposed

land use changes to the south end of Guelph and is proposing a 'High Density Residential' land use designation for the lands that include the adjacent property to my townhouse. My question is how it is possible to move forward with the applicant's site specific Official Plan Amendment application when the OMB has not yet made a decision as to whether or not the proposed Land Use Changes in OPA 48 will be approved, including the land use changes proposed for the subject property. Since the matter is with the OMB, does the City not have to wait until the decision is made before moving ahead with another OPA amendment in this area? As well, the proposed land use change in the current notice is in excess of the 'High Density Residential' land use.

2. Proposed Built-Form and Location for Tower #3 –

- Further increasing the maximum proposed height, density, and reducing setbacks between property boundaries and buildings increases the noise, light and aesthetic impacts of the **EXISTING** low rise general residential land use, and the directly adjacent 2 storey freehold and condo townhomes on Hawkins and Poppy Drive that are already established on a lower elevation to the east. While I appreciate the City of Guelph is required to accommodate residential growth by increasing density, I believe an appropriate balance needs to be made between suitable density/intensification goals without negatively impacting proper built-form compatibility. We strongly believe that the proposed 10-storey high-rise residential tower is in sharp contrast to our existing low rise residential subdivision and pays little attention to good compatible built-form.
- The effect of the 10-storey tower will be further amplified given that Hawkins Drive is at a lower elevation (approximately 1.5 storeys lower with the retaining wall and fence on top of the retaining wall) compared to the adjacent property.
- When the residents on Hawkins Drive and Poppy Drive purchased their homes in 2014, the surrounding land use did not include high density residential and certainly not an accommodation to further increase the density, and change setbacks to benefit a developer.
- The proposed development is very aggressive and is not in keeping with good built form compatibility. The orientation and height of Tower #3 will effectively create a giant wall in front of our properties, cutting off westerly views from the rear of the townhouses on Hawkins, and will create undesirable shadow impacts on our properties for at least half the year.
- There is a significant contrast between increased high density residential proposed directly adjacent to existing low rise residential. The proposed changes to the zoning to accommodate the increase to high density development is simply too aggressive based on the existing established low rise communities directly adjacent to the site. 10 storeys is already too high (14 storeys is beyond aggressive) for building on the adjacent property next to the existing townhouses that are already on a significantly lower elevation.

3. Negative impact on quality of life: We are of the strong opinion that the proposed high rise tower (in particular Tower #3) at the east end of the subject property will directly impact

the Hawkins Drive community and negatively impact our quality of life as a result of the following:

- Shadow impacts – when day light is at a premium in the Fall and Winter months, the townhouses at the end of Hawkins Drive will be under shadow in the afternoon/evening for 6 months of the year. Most individuals work during the day and are home in the afternoon/evening and will no longer be able to enjoy the last few hours of the evening light for 6 months of the year. Decreased daylight during these times directly affects individuals that suffer from seasonal disorders;
 - Increased noise levels;
 - Increase night light as a result of 10-storeys of apartment units facing the back of the townhouse units on our street;
 - Loss of privacy on the second floor of our homes and in our backyards;
 - Potential structural and nuisance impacts to the retaining wall in the rear of our properties due to increased stormwater drainage and surface runoff coming through the wall into our backyards. The costs to maintain this wall are paid for by the homeowners on Hawkins Drive and we should not have to pay more to accommodate impacts as a result of 'over densified' High density development.
 - Health and safety concerns related to potential access roads running along the rear of the properties with:
 - increased surface water runoff and contamination of our properties related to road maintenance and salting activities; and,
 - introduction of vehicular traffic directly adjacent to our backyards and directly impacting the health and safety of children living in the neighbourhood.
 - Decreased property values as a result of over densifying the adjacent site, and creating a 'Wall Effect' where residents can't see anything except for the adjacent potential high rise building/buildings from the second floor of our homes and in our backyards; and,
 - Additional financial impacts to the homeowners and WCECC No. 219 on Hawkins Drive related to potential damage to our yards as a result of increased surface water runoff and contamination from potential access roads and yard maintenance activities associated with developing existing greenspace into high density residential.
- A potential private laneway in the rear of the property is very concerning due to health and safety impacts to Hawkins Drive residents: Environmental contamination of common element land and backyards of the Hawkins Drive properties; Individual residents being exposed to potential contamination from road maintenance and vehicles; children playing in their backyards, and potential structural impacts to the retaining wall. Development introduces impervious ground surfaces resulting in an increase in overland flow for any given storm event and a reduction in infiltration rates. As well, the quality of this storm run-off is impacted by urban land uses and activities.

4. Poor built-form compared to other high-rise developments in Guelph:

- There are currently no high rise developments next to low rise residential in the south end of the City of Guelph. Maximum building heights adjacent to low rise homes in the south end are 3 to 4 storeys. I assume this is to limit shadow effects.
- Along Gordon Street the maximum building heights are 7 to 8 storeys, and are not directly adjacent to low rise residential (Arkell, Edinburgh and between both streets along Gordon)
- I drive this stretch every day and am well aware of the shadow impacts across Gordon Street on my way home from work, although there are no residential homes that are impacted as a result due to set back and building height.

5. Planning Act Notice Requirements:

- The Planning Act requires all registered landowners within 120 metres of the site of the proposed planning application receive a notice of the application and be provided appropriate time and notice to provide comment.
- The Wellington Condo Corp. No 219, which is a registered landowner directly adjacent to the site, has never been contacted and no notices were received at the service address, which has been in effect since Fall 2016.
- As such, contravention of the Planning Act is grounds for delay to ensure all registered landowners are provided with appropriate notice to provide comment

6. Suggested modifications to site plan: We believe the proposal should be modified as follows:

- We believe that the development considerations for the site should be sympathetic to existing low rise residential and compatible with good built form. The proposed conceptual site model should be reoriented with low rise development in the rear of the site (the proposed 4 storey townhouses to the rear of the property) with a reasonable setback from the property line to avoid shadow effects.
- Increased setbacks from the rear of the property should be required to avoid significant shadow effects to the living areas in the rear of the townhouses for all of the residents on Hawkins Drive as we are already at a significantly lower elevation. Being under shadow for 6 months of the year is unacceptable to existing low rise residential development.
- The access road at the rear of the property should be reconsidered and/or removed. There are no residential developments in the south end of Guelph with a city street in the front and a private lane in the rear in an alignment that provides for increased speeds. Speed control measures need to be implemented on the private lane if there is no consideration for removing this feature or moving it further away from our properties.

- 7. Maintenance Cost Implications:** There are direct financial implications to the homeowners whom pay for the maintenance of the WCECC No 219 Common Element – Retaining Wall and fence with increased stormwater runoff moving through the wall and into our backyards. There is a significant potential for environmental contamination of the property as a result of site maintenance and road maintenance from landscaping, salting activities, and from vehicles using the road (petroleum hydrocarbons and other fluids) with the surface runoff running into our backyards and affecting our landscaping. There is also a potential significant decrease in the lifetime of the common element retaining wall and fence as a result of how the adjacent site is proposed to be developed and the setbacks/density and building heights assigned through an official plan and zoning change amendment.

8. Additional Comments -

- It is not clear what the proposed setback is from the property line, whether it is 30 m or 40 m. The reports are inconsistent. This may not be the appropriate forum for this comment if the existing proposed development is not being considered.
- As noted in the October 22, 2014 meeting minutes with Stantec and the City of Guelph, the following items of concern were noted and have not been addressed:
 - With respect to Parkland conveyance requirements by the City of Guelph, it was noted that Tricar “insists and will continue to insist on paying cash in lieu for parkland” which is concerning. The City indicated that they would require a minimum of 10 percent of the developable area. Has a determination been made and has the 10 percent park conveyance requirement been met? Implementing the parkland dedication may help to reduce negative impacts to the low rise town homes on Hawkins Drive.
 - An unevaluated wetland is being proposed for removal to facilitate the development of the site by Tricar which is potential habitat for Blanding’s Turtle in which the species and habitat are protected under the Endangered Species Act. Surveys were completed for nesting behaviour only and not general occupation. Removal of this feature could have significant drainage impacts as well as removing habitat for potential endangered species. MNRF and GRCA did not provide comments with regard to whether or not they were in agreement with removal of this feature.
 - What is the justification on the bonusing provision the developer additional height?
- Hydrogeological considerations for the Town homes on Hawkins Drive which are down gradient from the proposed development site were not considered in the reporting.
- Deer consistently frequent the treed areas on the proposed development site and are visible from the homes on Hawkins Drive. They have been seen on a number of occasions and their footprints are apparent indicating that they are on the property

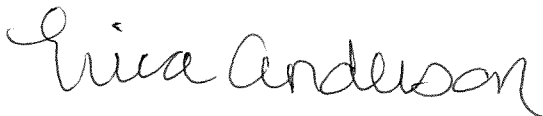
regularly. Field studies should have been completed, but were not as indicated in the EIS.

- Birds also frequent this area and are heard and seen on a regular basis.
- There are existing structures on the site that may serve as potential reptile (snake) hibernacula and habitat but field studies were not completed to confirm the absence or presence.
- Eastern Meadowlark was heard calling on the site, but was determined not to be significant since it wasn't seen during the breeding bird surveys. This species and habitat is protected under the Endangered Species Act.
- It appears from the conceptual site model the developer is proposing to clear the trees that would provide a visual and noise buffer between the townhouses and the proposed development which will also greatly concern and will negatively impact the environment in the rear of our town homes.

I also want to formally register to speak as a delegate at the Public meeting on Monday April 10th, 2017 to represent both myself as an individual homeowner and as a delegated representative of the 34 homeowners Hawkins drive for the WCECC No, 219.

Additionally, I want to request notice on any additional meetings or review decisions.

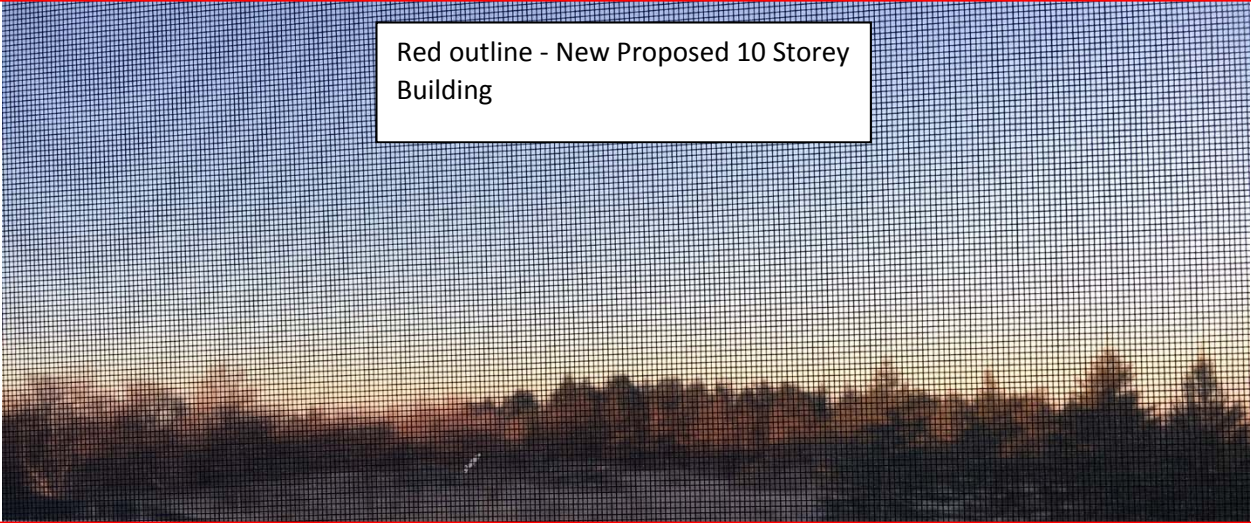
Sincerely,

A handwritten signature in black ink that reads "Erica Anderson". The script is cursive and fluid, with the first name "Erica" and last name "Anderson" clearly distinguishable.

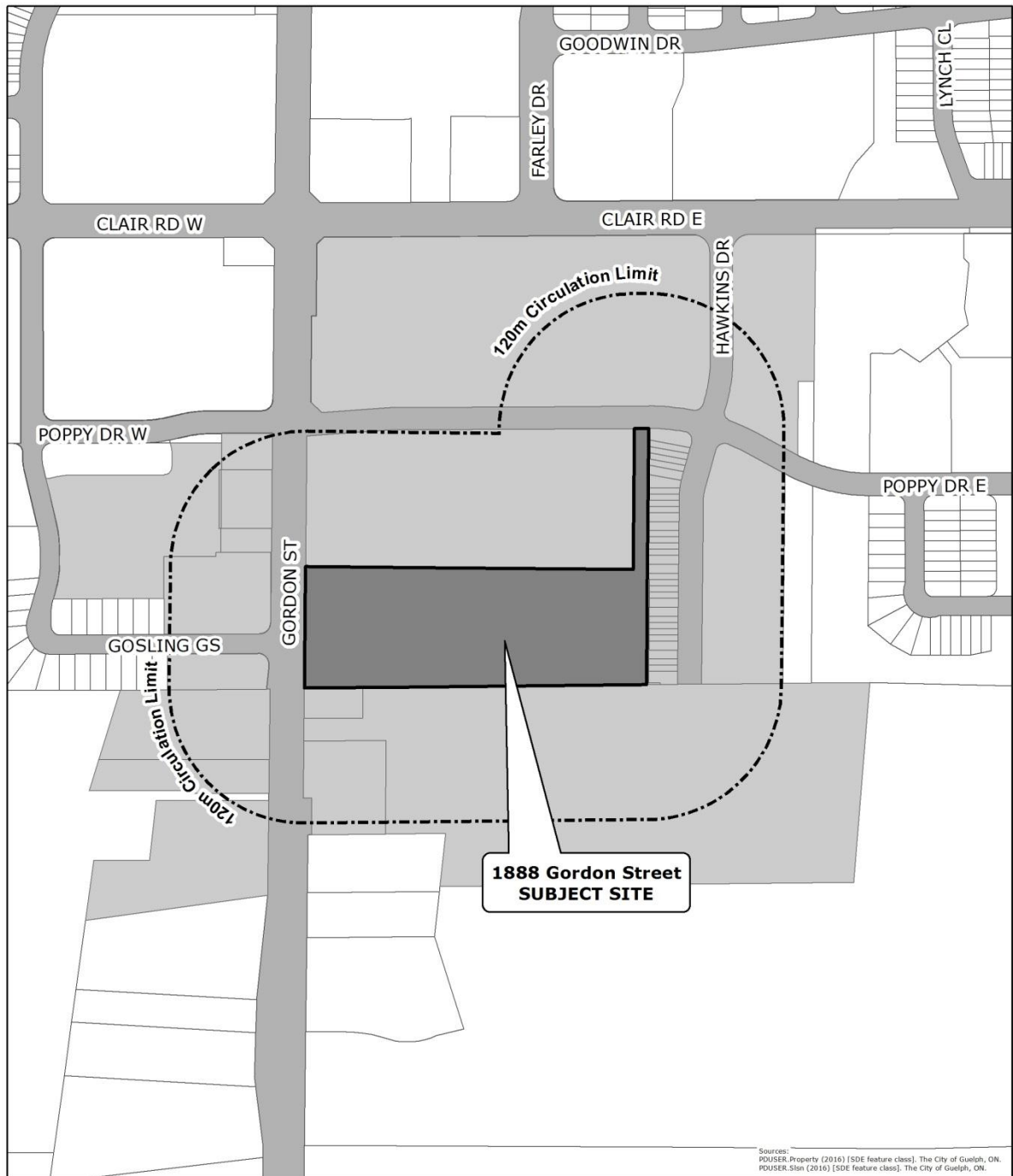
**Erica Anderson, B.Sc. Env., EP
President, WCECC No. 219 Board of Directors
And Private Resident – 118 Hawkins Drive**

**CC: Councillor Mark Mackinnon, Ward 6
Councillor Karl Wettstein, Ward 6**

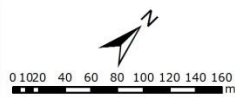
Red outline - New Proposed 10 Storey
Building



Schedule 1 Location Map and 120m Circulation



Sources:
POUSER, Property (2016) [SDE feature class]. The City of Guelph, ON.
POUSER, Slon (2016) [SDE feature class]. The City of Guelph, ON.



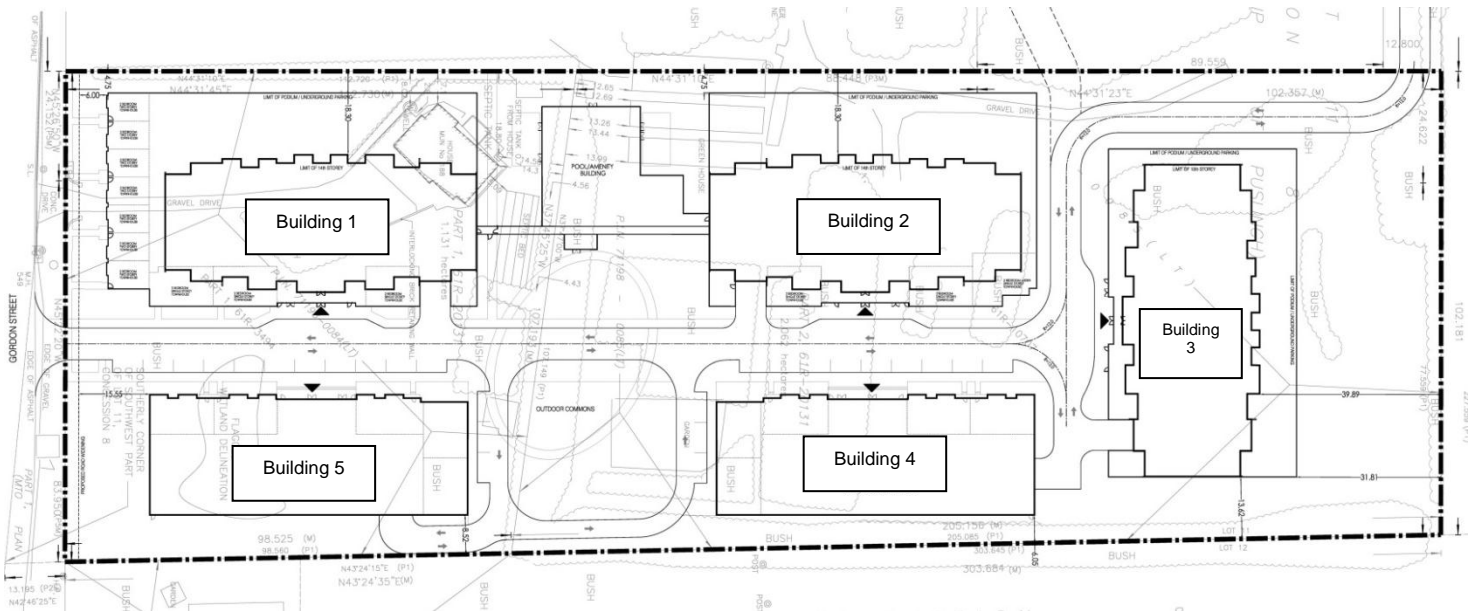
LOCATION MAP & 120m CIRCULATION 1888 Gordon Street



Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
February 2017

Schedule 2

Conceptual Development Plan



Building 1

- 14 Storey Apartment Building
- 156 units

Building 2

- 14 Storey Apartment Building
- 147 units

Building 3

- 10 Storey Apartment Building
- 108 units

Building 4

- 4 Storey Apartment Building
- 40 units

Building 5

- 4 Storey Apartment Building
- 40 units

Schedule 2
Conceptual Development Plan (continued)



April 7, 2017

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

Re: City File OP1701/AC1701 Proposed Official Plan Amendment & Zoning By-law Amendment

Dear Mayor and Members of Council,

We are writing with regards to the proposed development at 1888 Gordon Street. Unfortunately we are unable to attend and speak at the public meeting, but we appreciate the opportunity to provide our comments for your consideration.

Our property is located at 1858 Gordon Street, which is immediately north of the subject property. We have lived on the property since 1980, and continue to live, and operate our family business on the property. A section of land within the proposal was severed from our property in 2013, so we are familiar with the development potential in the area, and are not in opposition of development of the area in general. We simply hope to see an appropriate development for the area take shape, and with continued efforts, we are confident the Tricar team will achieve this.

We were made aware of the details of the proposal after receiving a Notice of Complete Applications from the City of Guelph in mid-February and, since then, have continued to inform ourselves about the proposal with assistance from the City of Guelph website, City staff, as well as independent consultants. Our concerns with the current proposal stem from the density, grading and protection of our water.

The density, which is over and above the normal high density residential guidelines in the City, leads to concerns of appropriate ratios for surface level visitor parking, public parkland, traffic congestion, building heights which are unsuitable with the surrounding area, and the buildings' close proximity to property lines. For example, the proposed Floor Space Index of 2.8, in lieu of the allowable 1.5, on the site plan, speaks to the proposal's intense density.

The grading of the site is also a concern, as mentioned in a letter dated April 3, 2017 from the Grand River Conservation Authority (GRCA) to the City of Guelph. When commenting on the Functional Servicing Report, Mr. Garland from the GRCA states, "The proposed grade for the north trench may result in significant ponding and runoff discharging towards the northern neighboring property."

Finally, the protection of our well, which not only provides us with water for our residence, but also for our garden centre, is of major concern. We would like to be assured that all measures will be taken to ensure that our well is not impacted by the development.

We look forward to the review of the proposal and to watching a development take shape that enhances the current space and continues to allow the south end of Guelph to flourish.

Thank you,

Fritz and Teresa Marthaler & Family

Cc: Mr. DeVriendt