

# COUNCIL PLANNING AGENDA



**Consolidated as of May 6, 2016**

**Council Chambers, City Hall, 1 Carden Street**

**DATE Monday, May 9, 2016 5:30 p.m.**

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

## **AUTHORITY TO MOVE INTO CLOSED MEETING**

***THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to The Municipal Act, to consider:***

### **C-2016.33 Downtown Property**

Section 239(2) (c) proposed or pending acquisition or disposition of land

### **C-2916.34 Correspondence Received Regarding Employees of the Corporation**

Section 239 (2) (b) personal matters about an identifiable individual

### **C-2016.35 CAO Contract**

Section 239(2) (b) personal matters about an identifiable individual

## **CLOSED MEETING**

**OPEN MEETING – 7:00 P.M.**

**O Canada**

**Silent Reflection**

**Disclosure of Pecuniary Interest and General Nature Thereof**

## **CLOSED MEETING SUMMARY**

## **PRESENTATION**

a) None

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

<b>Application</b>	<b>Staff Presentation</b>	<b>Applicant or Designate</b>	<b>Delegations (maximum of 10 minutes)</b>	<b>Staff Summary</b>
46, 47 and 87 Hyland Road Proposed Draft Plan of Subdivision and Zoning By-law Amendment (Files: 23T-16501/ZC1601) Ward 2	Chris DeVriendt, Senior Development Planner	• John Dunnink	• <u>Eric McCraney Correspondence</u> • Ryan Lawrenson	
671 Victoria Road North Proposed Zoning By-law Amendment (File: ZC1606) – Ward 2	Katie Nasswetter, Senior Development Planner	• Astrid Clos • Saad Faraj (presentation)	• <u>Paul Harrison</u>  <u>Correspondence:</u> • Irene Balla • Orlando Hurtado • Sarolta Barsi • <u>Paul Harrison and Silvia Ayres</u> • <u>Kenita Aussem</u> • <u>William &amp; Joanne Harris</u> • <u>Melanie Ward</u> • <u>Henry Van Dyk</u> • <u>Jelena Kondratova, Vlagyimir and Vladimir Kontratov</u> • <u>Gemma Marbella</u> • <u>Bonnie and Catherine Wilson</u> • <u>Aidan Maloney</u> • <u>Mauricio Flores</u> • <u>Ervin Balla</u> • <u>Shailen Patel</u> • <u>Alicia Turner O'Callaghan</u> • <u>Vivien Balla</u> • <u>Albert Balla</u> • <u>Eric Mailloux and Lynda Fox</u> • <u>Jignesh &amp; Maitri Nayak</u>	

## CONSENT AGENDA

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

COUNCIL CONSENT AGENDA			
ITEM	CITY PRESENTATION	DELEGATIONS (maximum of 5 minutes)	TO BE EXTRACTED
CON-2016.18 41 Woodlawn Road West Proposed Zoning By-law Amendment (File: ZC1508) Ward 3			
CON-2016.19 492 Michener Road Proposed Zoning By-law Amendment (File: ZC1514) – Ward 4			
CON-2016.20 Proposed Demolition of 75 Metcalf Street – Ward 1			
CON-2016.21 Proposed Demolition of 10 Mayfield Avenue – Ward 5			
CON-2016.22 CAO Performance Objectives 2016			
CON-2016.23 Association of Municipalities of Ontario re: Support for Fort McMurray – Call to Action	Councillor Downer		✓

## BY-LAWS

Resolution – Adoption of By-laws (Councillor Gordon)

**"THAT By-law Numbers (2016)-20049 to (2016)-20057, inclusive, are hereby passed."**

By-law Number (2016)-20056 A by-law to remove Block 60, Plan 61M197, designated as Parts 15 to 19 inclusive, Reference Plan 61R20752 in the City of Guelph from Part Lot Control. (to create separate parcels for townhouse dwelling units to be known municipally as 191, 193, 195, 197 and 199 McCann Street)	A by-law to remove lands from Part Lot Control. (191, 193, 195, 197 and 199 McCann Street)
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By-law Number (2016)-20057 A by-law to confirm the proceedings of meetings of Guelph City Council held April 27 and May 9, 2016.	To confirm the proceedings of meetings of Guelph City Council.
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## **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**

## **ADJOURNMENT**

# 671 VICTORIA ROAD NORTH

GUELPH, ONTARIO

Presentation by Saad Faraj











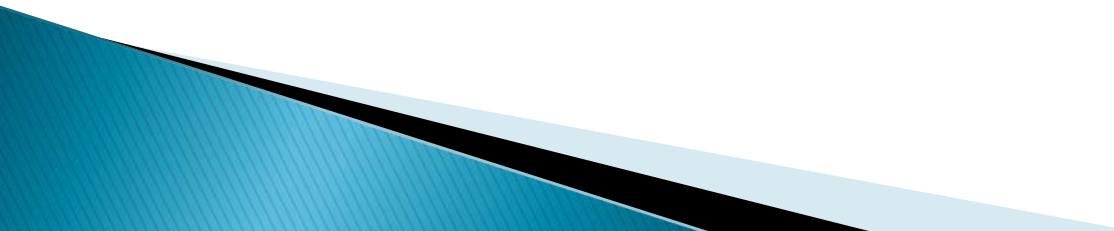


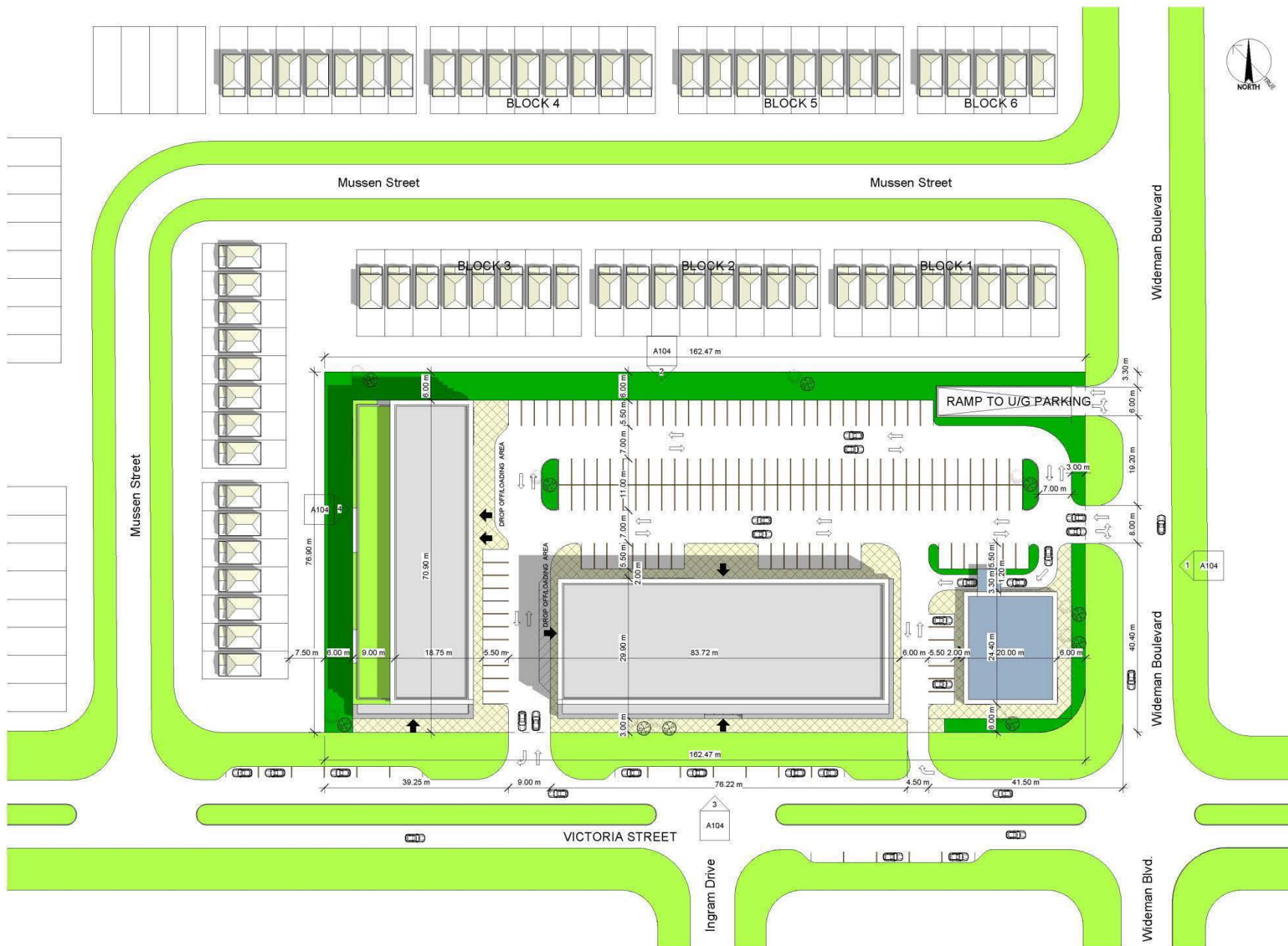


# Permitted Uses

- ▶ Dwelling Units with permitted commercial Uses in the same Building in accordance with Section 4.15.2
- ▶ Art Gallery
- ▶ Artisan Studio
- ▶ Club
- ▶ Day Care Centre in accordance with Section 4.26
- ▶ Dry Cleaning Outlet
- ▶ Financial Establishment
- ▶ Group Home in accordance with Section 4.25
- ▶ Laundry
- ▶ Library
- ▶ Medical Clinic
- ▶ Medical Office
- ▶ Office
- ▶ Personal Service Establishment
- ▶ Religious Establishment
- ▶ Restaurant
- ▶ Restaurant (take-out)
- ▶ Retail Establishment
- ▶ Vehicle Gas Bar
- ▶ Veterinary Service
- ▶ Accessory Uses in accordance with Section 4.23
- ▶ Occasional Uses in accordance with Section 4.21

# Proposed Zoning By-law Amendment

- ▶ To add “pharmacy” as a permitted use;
  - ▶ To permit a drive-thru for a financial establishment;
  - ▶ To permit a maximum lot area of 12,487m<sup>2</sup> in lieu of the 7,500m<sup>2</sup> permitted;
  - ▶ To permit a reduced minimum buffer strip width of 3 metres along the north and easterly property lines where 6 metres is required.
  - ▶ To permit a maximum building height of 6 storeys where 2 storeys are currently permitted;
  - ▶ To permit reduced minimum rear and side yards of 6 metres where 12 metres is required;
- 





# Architectural Design























Attn: James Gordon

May 5, 2016

We are writing this letter to express our concern over the proposed zoning bylaw amendment for the lands municipally known as 671 Victoria Rd north.

This application MUST be rejected acting in good faith for the residents of this neighborhood. The damage that WILL occur if this amendment passes will be extreme and no amount of promises from a money hungry developer or member of council will change that fact.

This area of the city contains many natural trails and is home to Guelph Lake Conservation area and the surrounding wetlands, and in fact is the reason my wife and I decided to downsize our home and move to this part of the city. I personally grew up in Guelph and have lived here since 1966. I have seen many changes some good and some bad. This proposal is one that I would deem VERY BAD. Building two 6 storey apartment buildings with 124 units will bring nothing but noise, pollution and heavy traffic. I would question who these apartments are intended for, if they are for more university housing then this is most definitely the wrong place as that would mean more and more cars, and more and more pollution. There is already enough garbage being found in the natural areas from over use and this would simply exacerbate the problem. The property values will most definitely go down affecting those like myself who moved here getting closer to retirement and wanting some small nest egg.

Another fact that cannot be ignored is that a 6 storey building will reduce the amount of sunlight available to the homes already here by casting an ugly shadow over a large area. I have always believed that Guelph would remain a small community and this will do a lot to damage that..

Please, we beg you do not pass this amendment, instead pass an amendment putting them in the developers back yard and see how they like it.

This proposed change being requested is not based on need it is based on greed.

I am attaching some images of what we are already seeing in the natural areas, this garbage has been increasing over the years and adding another 124 apartments will only compound the amount of garbage in this sensitive area

Thank you  
Paul Harrison and Silvia Ayres  
Guelph, ON





























**From:** Ktaussem  
**Sent:** May 1, 2016 8:18 PM  
**To:** Clerks  
**Cc:** Kenita Aussem  
**Subject:** Zoning Change application - 671 Victoria Rd. N.

To whom it may concern:  
Ref file: ZC1606

I received a notice of application to have a zoning bylaw amendment to the lands known as [671 Victoria Rd. N.](#)

I am a homeowner at [Mussen Street](#).. And my backyard faces the area of application. I am completely opposed to having these 6 story apartment buildings constructed in this area.

I was told when I purchased my unit, that there would be a small shopping centre..Max height of 2 Story. Not high-rise apartment buildings. The land grading coupled with the massive size of these buildings would create a towering affect over the units along Mussen street.

As a home owner on Mussen St, I'm directly affected by this proposal and feel strongly that this change would decrease my property value , reduce my privacy, reduce the sunlight into my yard, & potentially create a traffic and parking problems. I am therefore asking you not to build these apartment buildings on that land.

I am unable to come to your upcoming meeting but wish to go on record as submitting this communication to be heard before council.

I would like to receive a response, and to be informed of all updates & decisions made with this matter.

Sincerely  
Kenita Aussem

Re: Zoning By-Law Amendment Application to 671 Victoria Road North, File ZC1606.

Members of Council:

As the owners of \_\_\_\_\_ St, where our daughter and two grandsons live, we wish to comment on this Zoning By-Law Amendment Application and express our concerns about the proposed zoning changes to 671 Victoria Road North.

1. The construction of two six story apartment buildings will seriously impact the amount of sun light reaching our townhouse. With the high existing embankment behind the unit, the proposed apartment buildings, will tower over our unit, thereby reducing the amount of sunlight reaching it during the afternoon hours.  
**Therefore we request that the apartment buildings be no more than three (3) stories high.**
2. We are concerned about the request to increase the maximum lot area to 12,487 m<sup>2</sup> from 7500 m<sup>2</sup>. Almost doubling the foot print of this development changes the intent in place when we original purchased our townhouse. Changing the rules mid-process is unfair to all parties involved  
**Therefore we request that the increase in lot size be denied.**
3. We are also opposed to the reduction in the buffer strip from 6 metres to 3 metres along the north and easterly property lines. This reduction places the activities, noise and pollution in the parking lot closer to the families who live on Mussen St.  
**Therefore we request that this reduction in buffer strip be denied.**
4. We are concerned that there is no indication in the site plan for landscaping of the embankment behind our townhouse. Currently it is weed infested with the result that weed seeds blow onto our property creating the expense of weed control.  
**This problem needs to be addressed.**

Yours sincerely,

Dr. William H. Harris

Joanne Harris



**From:** Melanie Ward  
**Sent:** May 4, 2016 3:28 PM  
**To:** Clerks  
**Cc:** James Gordon  
**Subject:** 671 Victoria Road North Opposition

To whom it may concern,

It has been brought to my neighborhoods attention that the once planned single story plaza across the street (Victoria and Woodlawn) is now supposed to be two 6 story buildings with 124 apartment units on top of the plaza.

I am writing this email to show my support of being **AGAINST this change in plans.** one of the biggest reasons my fiance and I decided to move to this area of the community was because of its quite beauty and charm and we do not want to see that ruined with the building of this new proposed plan.

I just want it to be known that 690 Victoria Road North deeply opposes this structure in our community just like so many others before me.

Thank you,

Thank you,

Melanie Ward

**From:** Henry Van Dyk  
**Sent:** May 4, 2016 7:17 AM  
**To:** Clerks  
**Cc:** Andy VanHellemond; James Gordon  
**Subject:** File: ZC1606, Comments

To whom it may concern:

Regarding the application for a Zoning By-Law Amendment at 671 Victoria Rd. (**File :ZC1606**) Unfortunately I will be away on May 9th and unable to attend the Public Meeting. I wanted to send a quick email to get myself on record as vehemently opposing any changes to the present Zoning.

Myself and my neighbors were always aware when we purchased here that the property in question would at some point become a neighborhood plaza, possibly a couple stories high. I felt this would be positive for our area, providing services to the surrounding homes.

If the proposed changes were to go through.... yes we would get our services but at a huge cost! 124 apartments!!?? 6 stories!! Reduced buffer zones!?

To have this huge building plunked in our backyards would no doubt have a negative impact on our property values. From the visual impact, Loss of privacy, and the congestion in the area.

Perhaps our City Officials need to spend some time up here and realize how busy Victoria Rd is at peak commuter times and how difficult it can be to exit from Wideman Blvd. or Mussen St. onto Victoria Rd. Add 124 apartments to the area and the accompanying traffic will at times be chaotic. No doubt we would be requiring traffic lights.

Clearly this developer, whom we know has been involved in similar circumstances in other projects before has submitted all the appropriate studies and I would hazard a guess that they report that the impact to our area would be acceptable. He doesn't live here! He is only looking to make a financial gain!

The Notice was circulated to an area within 120 meters of the site however if one is familiar with this area they would quickly realize that the impact of a development such as this will have far wider reaching implications. Persons living on Ingram Dr. and Simmonds Dr. west of Victoria would all be affected by the increased traffic in the area.

Is the developer willing to compensate all the effected homeowners for the negative effect this is having on our property values?? Yes, it has already put a dark cloud over our community. Real Estate agents are aware, as are their clients and this hasn't even happened yet.

I hope our city does the right thing and denies any amendments to the Zoning By-Law, looking out for the interests of its citizens who make this city the great place it is, not enabling some developer only looking to make a huge profit!

Sincerely

Mr Henry Van Dyk



**From:** Lena  
**Sent:** May 4, 2016 7:17 AM  
**To:** Clerks  
**Subject:** 671 Victoria Road North rezoning

Good morning,

I would like to express my concern and submit a vote AGAINST re-zoning of 671 Victoria Road North.

When we purchased our townhouse on Mussen St it was zoned for small community plaza which fits with surrounding environment, now once they sold the street they submit a rezoning which will significantly decrease property values on Mussen St.

2- 6 storey buildings will be an eyesore in this quiet community.

In The environmental report the air quality will be unacceptable because of increased traffic.

It will put a strain on nearby Guelph Lake conservation area as well.

Also Victoria St is one lane street (each way in this section) can not handle such a large amount of cars even with set of lights on Wideman St. No possibility of left/right turn lines. Will be nightmare to turn left from Mussen St. This area is NOT suitable for high density re-zoning.

This is not well thought through project and We strongly OPPOSE it.

Jelena Kondratova  
Vladyimir Kondratov  
Vladimir Kondratov

**From:** G Marbella  
**Sent:** May 3, 2016 9:30 PM  
**To:** Clerks  
**Subject:** File # ZC1606

Dear Sir/Madam:

Here are my comments regarding the proposed application on Victoria N:

1. The amendment of the zoning will greatly impact the traffic in our area.
2. the council should stick to the original zoning as planned due to the following:

We need a grocery shopping centre in the north end of Guelph,

A library is badly needed here. We have to drive to Eramosa branch or the East side branch to access the library.

Starbucks would be nice or small coffee shop.

3. Maybe adding another 2 storeys for apartments to service the low income residents will help people that are needing affordable housing.

4. I agree with pharmacy and a financial establishment but not drive-thru.

5. 4 storey building maximum but not 6 as it will increase the traffic flow and may result in congestion of the area.

Sincerely,

Gemma



To: [clerks@guelph.ca](mailto:clerks@guelph.ca)

Cc: Andy Van Hellemond [andy.vanhellemond@guelph.ca](mailto:andy.vanhellemond@guelph.ca)

James Gordon [james.gordon@guelph.ca](mailto:james.gordon@guelph.ca)

Re: File ZC1606 –Application for a Zoning By-Law Amendment

We are concerned about the request to amend the zoning by-law for 671 Victoria Rd N. We have yet to see the report (K Nasswetter advised that she would send via email on April 19, 2016), and need more information concerning:

The sheer size and number of units proposed (which seem excessive for the size of the property). While we don't fully understand, reducing the buffer strips does not seem appropriate.

Type of residences to be built.

The Traffic Study – we trust someone has done a real test by trying to pull onto Victoria Rd at any time from 7:30 am until 9:00 am. Traffic is already an issue and noise levels seem excessive.

Effect of light on the neighbourhood, especially on Mussen St. Six storey buildings will cut light substantially.

Effect of wind on the neighbourhood, especially on Mussen St.

Effect of water drainage, especially from a large parking lot to a neighbourhood that is very low lying (Mussen St).

We do not plan to speak publically, but trust that you will give our written request every consideration and a response. Please acknowledge receipt of our comments.

Thank you,

Bonnie Wilson

Catherine Wilson

From: Aidan Maloney  
Sent: May 3, 2016 4:37 PM  
To: Clerks  
Subject: Opposition to new building

To whom it may concern,

It has been brought to my neighborhoods attention that the once planned single story plaza across the street (Victoria and Woodlawn) is now supposed to be just that...plus 6 more stories.

Our community is urging us to join in this fight to oppose such a structure and this is what this email is meant to do.

My fiancé and I just moved into [redacted] north in September with a small selling feature being that soon there would be a small plaza across the street with some convenient stores.

Now we hear it's a planned 6 story apartment building with 124 some odd units and 350ish parking spaces!? The eye sore of a building among many other negative aspects regarding this proposal is indeed a bit concern for our community.

I just want it to be known that [redacted] deeply opposes this structure in our community just like so many other before me.

Sincerely,  
Aidan Maloney



**From:** Mauricio Flores  
**Sent:** May 3, 2016 2:35 PM  
**To:** Clerks  
**Subject:** Owner concern

Hello, I would like to express my concern about the / story building and 124 apartments.

I live on Mussen since 2012, and we move in here because the area, and we bein told that the property in question would be a land and a small outdoor mall, now with this idea of apartment is disappointing for my family, we really be uncomfortable with this project, building, and population, and it ruins our dream of living north of Guelph out of the congestion area.

I hope my humble opinion is considered in following outcome.

Kindly

Mauricio

**From:** ervin balla  
**Sent:** May 3, 2016 6:12 PM  
**To:** Clerks  
**Subject:** Comments on zoning change 671 Victoria Road

Dear Council,

The proposed six storeys apartment building is way too tall, long and wide, I can say that it would be bulky. If it would be built, the town homes behind it would not get any sun,(they are already looking at North).

Also, the design does not match the surroundings.

I saw one like that built on Gordon, Arkell intersection, that is huge. Across to that, there are some smaller apartments which are fitting nicely with that neighborhood.

Although, I like the smaller apartments better, I would suggest that not to built any apartment on this area.

This is a calm area with woods and trails and lakes, do not make it to be a concrete jungle with buzzing cars.

My major concern is that this six storeys apartment would enormously increase the traffic, it is already hard to make a left turn from Wideman Boulevard and from Simmonds Drive.

The medical office would bring cars in and out all the time, that would be an addition to the cars belong to the people living in those 124 units. No, we do not want either of that to happen.

I would rather see there a small park, a daycare with trees, a library, or some more town homes with lots of trees. (Yes, trees. Mussen Street is so tight, no spaces for any trees, no space for second car on the street, extremely tight, how did this happen?)

We are also concerned that the 6 storeys apartment would decrease the value of our homes, especially if they would be rental units. Please do not allow that.

Thank you for your consideration,

Ervin B.



**From:** shailen patel  
**Sent:** May 5, 2016 9:41 AM  
**To:** Clerks  
**Subject:** Concerns to 671 Victoria St property amendment

Dear Sir,

I am one of house owner on the Mussen street. I come to know about amendment on the 671 Victoria street. It really shocking to hear the proposal.

We were well informed by our builder (Pidel) regarding small shopping plaza in future. According to Pidel, it would be a small single story plaza. Now the proposal for six story apparent building. This will definitely impact on our quality of life in many ways. I strongly oppose this kind of activity in my neighborhood.

Here is my concerns on the proposal for amendment in the property to two six story and one single story building in my neighborhood.

1. Why it is required to change this property from single story plaza to six story shopping cum residential property?
2. Why earlier proposal of one building changed to three buildings?
3. The building height is almost three times of my house. A six story building will reduce sun light in our houses. In cloudy days now we have keep lamps of my house on even during day time.
4. The high rise buildings near to my house will greatly compromise our privacy.
5. This is very peaceful community. By building this big multi story building this area will not be peaceful anymore.
6. 124 apartments means more traffic, no parking space, more noise.
7. Some of rules may have been compromised- a minimum distance reduced to six meters. How three buildings can be possible in such a small space.
8. 124 apartment can provide commendation to 124 families, but then the investments of more than 124 home owners will be compromised.

Considering above facts, I strongly oppose such kind of construction in my neighborhood. If such things happens it will definitely going to impact our life.

Thanks for taking time to accommodate our concerns and hope you will consider our voice before coming to final decision.

Thanks,  
Shailen Patel

From: aturnerocallaghan

Sent: May 4, 2016 6:17 PM

To: Clerks

Cc: James Gordon; andyvanhellemond@guelph.ca; alicia.turner@ontario.ca

Subject: Proposed Amendment for 671 Victoria Road North

Good afternoon,

I have recently been made aware of the proposed amendment to the land directly in front of my property on Victoria Road North.

My husband and I had purchased our home with the expectation that a neighbourhood shopping centre would be eventually located there. This new amendment to build two 6 story buildings poses great concern for me as a homeowner directly across the street.

Namely, I worry about the increased traffic to an already busy road with a severe lack of street parking. My home is located at Victoria Road North and I can attest to the fact that this road is already extremely busy at all hours of the day. When I have visitors, there are hardly any spaces for them to park near my home. The repercussions of this will also inevitably decrease the property values of the nearby homes, most notably on my block that would directly face the proposed eye sore of a building.

I feel that this building will be a severe detriment to my new community. I recently moved to Guelph from Halton Region and so far find Guelph quite enjoyable. However, I feel this building may significantly reduce the quality of life I currently have here, given my concerns listed above.

If you have any further questions or would like any further information from myself or my husband, please do not hesitate to contact me.

Regards,

Alicia Turner O'Callaghan



**From:** Vivien Balla  
**Sent:** May 6, 2016 8:43 AM  
**To:** Clerks  
**Subject:** Concern Regarding Proposed 671 Victoria Road North Apartments

Dear City of Guelph Council,

I strongly oppose the proposed zoning amendment to build a mixed use building with 124 apartment units on 671 Victoria Road North.

As a resident on Simmonds Drive, I see the high-rise 6 storey apartments as a significant problem and am shocked that buildings such as these would be proposed in this area.

There are already several apartment buildings and lower income housing areas just a bit down the road at the intersection of Woodlawn/ Victoria and going down the road both ways. *In the urban brief, City of Guelph encourages higher-density residential development to meet increasing demand for housing while preserving Guelph's natural, green spaces. Part of this Zoning Amendment Application is to increase the allowable Gross Floor Area, which will increase the intensity of the development and number of people living there.*" The new proposed plan will not solve a dire housing demand/ shortage by building 124 apartments units. Instead, the city could place town homes in this area which would also alleviate some pressure to meet an increasing demand in housing, and they would fit much better with the theme of this new neighborhood. If you look around this area, an apartment building would create an eye sore. This is the LAST place, for a six storey mixed use building apartment building. There are town homes and single homes all over, and you're planning on putting the apartment right in the middle of them (off to the side tucked away a little bit could have worked out much better). The proposed design severely invades the privacy of all homeowners in surrounding areas. It is extremely poor city design and planning. This, decision to go from a zone NC-9 specialized shopping center to these large mixed unit 6 storey 124 unit apartments is driven by trying to increase financial profits, which is selfish. The new proposal violates the height and maximum lot area of the type of building unit currently allowed in this area. As well it cuts minimum yard and buffer zones in half, only half the minimum requirement proposed is a drastic reduction in space and will make the area crammed. In addition, lower income housing like apartments for rent, can bring significant problems into an area such as increased crime rates. Before the new community of new build homes was put in, the Woodlawn/ Victoria intersection and surrounding area was known to be "sketchy" and was not a great area of Guelph.

In the urban design brief it is stated, *"Moreover; as a Gateways to a new neighborhood the buildings on this site will create a sense of entrance and arrival contributing to community image and identity utilizing trees and other landscaping, lighting and paving patterns."* These huge proposed buildings should not be used as a landmark to this city. Guelph a city striving to be seen as more green and energy efficient should rethink putting two gigantic apartment buildings on a gateway road as a landmark. A better landmark idea might be a beautiful park or garden that all

Guelph residents could enjoy. Even the new town homes built along the side of Victoria would show better in this area than mixed use apartment buildings. If placing mixed use commercial/ residential buildings are the only option for this area, then don't extend the maximum building height allotted from 2 storeys to six storeys. On this site these proposed buildings will not contribute to a positive community image. This is a peaceful, quiet neighborhood, that people have chosen to live near in order to be away from the hustle and bustle of the city. This area is surrounded by nature, walking and hiking and biking trails. People here do not want to feel like they live in a big city, they are trying to escape the city. The high-rise apartment buildings will devalue homes in the area and significantly increase traffic, pollution and noise in the area. It's already almost impossible to turn out onto Victoria during rush hour.

This statement in the urban design brief for the apartments- is a cover-up to try to make the plan sound better than it is, "***The development is a mixed-use commercial and residential, many occupants might live and work on the same place reducing the need for transportation and unnecessary pollution.***" If this is the case, then why build an underground parking garage, if people are going to live right above where they work, then why would they even own a car. Obviously, the majority of people living in the 124 apartment units, would NOT work in the same area that they live in. Who is to say that the people moving into the apartments would even have the skill set required by the employers of the commercial units (medical unit for example). Most individuals would commute to get to their jobs and commute to this new area for the new jobs thus increasing the amount of traffic in the area and creating denser pollution, as stated in the brief, "**obviously it is an automobile-oriented network.**"! The proposal can not accurately predict that individuals will live and work in the same area. In addition, a medical unit would create around the clock traffic with people going in and out.

Next in the urban design brief it is stated that, "**The commercial services of this building (Health Care, Mercantile, Financial ...etc) will serve all close by neighborhoods within walking distance.**" While it may be true that a Shoppers and Scotia Bank could be convenient to some individuals, these stores are not a necessity and do not add great commercial relief to this area. This proposed area is not big enough to completely eliminate the need for individuals travelling to larger commercial areas, for their needs. Nearby, (just a two-minute walk away) we have the Woodlawn/Victoria plaza, this space- which is quite large, could have been upgraded a long time ago, and increased in size. This large plaza could have been used more effectively in order to better serve the community. Everything proposed on this new plan would fit on that plaza if it built properly. Instead of upgrading that plaza, and making it bigger, the city plans on putting in another plaza just a couple minutes walk down the road. Residents here in this new development do not struggle to get their commercial services met because the Woodlawn Shopping Centre is so close as well as the one on Eramosa. The transit system already serves both these areas well.

This area designated for a Specialized Neighborhood Shopping Centre NC-9 Zone- on page 15 specifies that drive through are prohibited in this type of zoning, yet the planned proposal includes a Scotia Bank drive-thru which would only increase traffic and

pollution in the proposed area. The emissions emitted by cars stalling in drive-thrus worldwide are contributing to global warming, yet not one city is able to step up and eliminate drive-thrus because of mere convenience.

Lastly, this proposed build will take years to finish- if it goes through it should have been built way before all the town home and single home residents moved in. It is going to be extremely disruptive with noise and will create dust/ dirt and uncomfortable living conditions to so many Guelph residents for an extended period of time.

Sincerely, Vivien Balla



**From:** Albert B  
**Sent:** May 5, 2016 8:52 PM  
**To:** Clerks  
**Subject:** Proposed zoning change, 671 Victoria Road

Dear Council,

I disagree with the idea of the proposed 6 storey building to be built in the available 1.25 hectares behind my house. It would be a giant concrete rectangle shading most of the neighborhood. It is already difficult to navigate out onto Victoria Road, the visibility is low because of the parking spots on Victoria Road. Adding a large building would just amount to the traffic load and cause cluster.

Having a structure this tall invades the privacy of our homes, the neighborhood is constructed of houses and townhouses that are all fenced for privacy reasons, adding a building approximately 64 feet tall would be able to look into any backyard, taking away privacy and comfort.

I speak for most of the neighborhood, as we live on the edge of Guelph, all of us are trying to stay out of the city and from the cluster and traffic. As an area that can not be devolved much more down the road, thanks to the GRCA property line of Guelph Lake, the people of this neighborhood revel in the nature and beauty of the forest and lake. Sticking a clump of concrete right in the middle of us, would not just create an eye sore, but would bring many negative effects to the people living here.

The construction would ruin the functionality of the streets we live on. The 4 years of construction, the noise, the dust are also of a concern, this is not a month length project.

The area could be used for something much more beneficial. Something that draws the public in and makes it feel like home. Letting small business thrive in a new development, adding social areas like parks for many children, a fitness center, a library, a smaller food shopping center would be nice (no food stores are close by). These are the establishments that bring value to the neighborhood and its homes.

This tall building with many cars would only add cluster, would make it an unsafe living environment, and would devalue our newly bought homes.

Please do not let it happen.

Sincerely,

Albert Balla,

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**From:** Eric Mailloux  
**Sent:** May 5, 2016 10:13 PM  
**To:** Clerks  
**Cc:** James Gordon; Andy VanHellemond  
**Subject:** File ZC1606 (671 Victoria Road North) proposed Zoning By-law Amendment

To whom it may concern,

As homeowners of Mussen Street, my wife Lynda Fox and I would like to provide some comments on the proposed Zoning By-law Amendment for the lands known as 671 Victoria Road North.

When we first bought our home 3+ years ago it was understood that some type of commercial development would eventually happen, but thought more along the lines of small plaza or strip mall to provide amenities to the neighbourhood. What is being proposed through the amendment is NOT what we and our neighbours envisioned and would create all sorts of issues.

Some of these issues include:

Increased Traffic - Trying to make a left turn off Wideman Boulevard onto Victoria Road is already hard enough due to the terrible sightlines caused by the medians and more so the hill to the north. Traffic in this area doesn't follow the speed limit being that we are the last street on the edge of the city. Adding this number of cars and residents to the area will only make this worse and by design this proposed development will have most of them making left turns off Wideman onto Victoria. 2 entrances off Wideman onto Victoria?, this developer has no idea the traffic chaos that would cause.

Parking issues - Again, these are already challenging enough in our neighbourhood due to the design of the existing homes. Our portion of Mussen Street only has about 3 on-street parking spots for about 50 homes because there isn't enough room to park cars between driveways.

This has resulted in our neighbours doing things like ripping out their front lawns for additional parking (We are sure most without any city approval) or parking on-street across their driveways (not a legal parking spot). The ripping out the front lawn for additional parking is particularly short-sighted as those people have NO place to pile snow in the winter months and resort to piling it on the sidewalk!

If we have company visiting we generally have to park over by Northview Park as this is the closest on-street parking if the 3 on our street are occupied.

The people who live in the neighbourhood now are finding it difficult to stick to the amount of parking that was designed so we have doubts that there won't be spillover from the proposed development onto neighbouring streets as well.

Reduced sunlight - Our home was designed to take advantage of the sunlight from the west in the afternoon and evening hours. What type of light will we be getting with a 6 story building in our backyard?

Reduced privacy - Our home was designed with the master bedroom in the rear and the only useable outdoor space is the backyard. Now we will be dwarfed by a 6 story apartment building and have all those people staring down at the only private spaces our home affords?

We have no issue with development in our backyard, but it has to be appropriate for our neighbourhood and we don't believe the proposed amendment to build 6 story apartment buildings is. We lived in an apartment building on Bristol Street for 4 years while saving up enough money for the down payment on our current home. It was noisy, it was dirty and the police were there at all hours. We were happy to leave, so it is really disappointing to find out about this proposed amendment when it is the very thing we tried to escape from.

The proposed commercial uses aren't particularly useful either -who needs another bank? and there already is a 24 hour Shoppers Drug Mart on Eramosa Road, a short drive away.

We still think a small plaza or strip mall would be the best use of space as it would provide amenities to the neighbourhood. If the property were to be used for more housing we believe it should be of the type already in the existing neighbourhood. ie. maximum 2 story dwellings.

Please keep us apprised of future developments with this file.

Thank you for allowing us to provide comment on the proposed zoning by-law amendment!

Sincerely,

Eric and Lynda

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**From:** jignesh nayak  
**Sent:** May 5, 2016 9:09 PM  
**To:** Clerks  
**Subject:** Re: Zone 671 feedback from resident at 73 wideman blvd

To:

The City Clerk  
Guelph

This has reference to the proposed zone 671 on Victoria road.

In our opinion this proposal should not be given approval due to the following reasons.

- Decrease in the value of property.
- No privacy for residents living on the west side of Mussen street.
- Noise pollution.
- Increased traffic and ruining the tranquility of the area.
- We will not support any business establishment opening up for business in the new area.
- Reduced road safety in the residential area with children playing.

We as residents of this area strongly oppose the proposed development.  
Regards

Jignesh &Maitri Nayak

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## CONSENT AGENDA

Monday, May 9, 2016

### CONSOLIDATED AS OF MAY 6, 2016

His Worship the Mayor  
and  
Members of Guelph City Council.

#### **SUMMARY OF REPORTS:**

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

#### **A REPORTS FROM ADMINISTRATIVE STAFF**

REPORT	DIRECTION
<b>CON-2016.18 41 WOODLAWN ROAD WEST PROPOSED ZONING BY-LAW AMENDMENT (FILE: ZC1508) - WARD 3</b>  1. That the application submitted by Black, Shoemaker, Robinson and Donaldson Limited on behalf Sherrill Becker to amend the zoning from the "Specialized Service Commercial" (SC.1-31) to the "Specialized Community Shopping Centre" (CC-?) zone to allow a broader range of uses on the property municipally known as 41 Woodlawn Road West, and legally described as Part Lot 5, Registered Plan 169, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Infrastructure, Development and Enterprise Report 16-17, dated May 9, 2016.  2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law amendment affecting the subject lands.	Approve
<b>CON-2016.19 492 MICHENER ROAD PROPOSED ZONING BY-LAW AMENDMENT (FILE: ZC1514) - WARD 4</b>  1. That the application submitted by Astrid J Clos Planning Consultants, on behalf of Four Woods Group Inc. to amend the zoning from the "Specialized Highway Service Commercial" (SC.2-	Approve

1) zone to the "Highway Commercial" (SC.2) on the property municipally known as 492 Michener Road and legally described as Part of Lot 6, Registered Plan 661, Part 2 of Reference Plan 1403, City of Guelph, be approved in accordance with the zoning regulations outlined in Attachment 2 of Infrastructure, Development and Enterprise Report 16-28, dated May 9, 2016.

**CON-2016.20    PROPOSED DEMOLITION OF 75 METCALFE STREET  
- WARD 1**

Approve

1. That Report 16-31 regarding the proposed demolition of one (1) single detached dwelling at 75 Metcalfe Street, legally described as Division F Pt. Lot 1 E/S Eramosa Rd Plan 405 Pt. Block B RP-61R5520 Part 3; City of Guelph, from Infrastructure, Development and Enterprise dated May 9th, 2016, be received.
2. That the proposed demolition of one (1) detached dwelling at 75 Metcalfe Street be approved.
3. That the applicant be requested to prepare and submit a Tree Preservation Plan in accordance with the City of Guelph Official Plan (Urban Forest policies) prior to undertaking activities which may injure or destroy trees.
4. That the applicant be requested to erect protective fencing at one (1) metre from the drip line of any existing trees to be retained on or adjacent to the property, which may be impacted by demolition or construction activities.
5. That the applicant be requested to contact the City's Environmental Planner to inspect the tree protection fence prior to demolition and/or site alteration commencing.
6. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.
7. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.



**CON-2016.21    PROPOSED DEMOLITION OF 10 MAYFIELD AVENUE - WARD 5**

Approve

1. That Report 16-29 regarding the proposed demolition of one (1) single detached dwelling at 10 Mayfield Avenue, legally described as Plan 552 Lot 19; City of Guelph, from Infrastructure, Development and Enterprise dated May 9<sup>th</sup>, 2016, is received.
2. That the proposed demolition of one (1) detached dwelling at 10 Mayfield Avenue be approved.
3. That the applicant be advised that a tree removal permit must be applied for and received prior to removal of any trees on the site in accordance with the City's Private Tree Protection By-law (2010)-19058.
4. That the applicant prepare and submit a Tree Preservation Plan in accordance with the Private Tree Protection By-law (2010-19058) prior to undertaking activities which may injure or destroy regulated trees.
5. That the applicant erect protective fencing at one (1) metre from the dripline of any existing trees to be retained on or adjacent to the property which may be impacted by demolition and/or construction activities.
6. That the applicant contacts the City's Environmental Planner to inspect the tree protection fence prior to demolition and/or site alteration commencing.
7. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.
8. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

**CON-2016.22    CAO PERFORMANCE OBJECTIVES 2016**

Approve

That the CAO's 2016 Performance Objectives as described in report CAO-C-1604 be approved.

**CON-2016.23    ASSOCIATION OF MUNICIPALITIES OF ONTARIO  
RE: SUPPORT FOR FORT MCMURRAY – CALL TO  
ACTION**

Approve

Councillor Downer will speak to this item.

attach.

# STAFF REPORT



TO City Council

SERVICE AREA Office of the Chief Administrative Officer

DATE May 9, 2016

**SUBJECT CAO Performance Objectives 2016**

REPORT NUMBER CAO-C-1604

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

This report highlights the CAO's Performance Objectives for 2016.

### KEY FINDINGS

Following the process approved by City Council, the Sub Committee: CAO Performance reached consensus April 18<sup>th</sup> on supporting the following three (3) 2016 Objectives. These objectives were reviewed by Council on April 25:

1. Downtown Parking: Construction begins on Wilson Street Project
2. Service Review: Design a Corporate Framework
3. Guelph Community Plan: Design of a Public Process (to launch in 2017)

There is general support for the following principles:

- CAO Objectives should be SMART
- The number of objectives should be reasonable i.e. approx. 3
- Objectives should be in the control of the position to achieve
- City Council should support the final list
- Regular reporting (i.e. quarterly) on progress

### FINANCIAL IMPLICATIONS

There are no financial implications directly arising from this report. Objectives #2 and #3 will likely result in a 2017 budget submission for consideration by City Council.

### ACTION REQUIRED

City Council is to approve the three objectives at City Council.



# STAFF REPORT



## RECOMMENDATION

1. That the CAO's 2016 Performance Objectives as described in report CAO-C-1604 be approved.

## BACKGROUND

City Council approved report CAO-M-1601 on February 22, 2016 which outlined a process that includes direct opportunities to Council as a whole to meet, contribute to and approve the CAO's Performance Objectives for 2016. This is the process approved by City Council.

1. *February 22, 2016: Council to approve process*
2. *March Closed City Council workshop meeting: City Council to provide direct input on CAO Objectives. CAO and Executive Team in attendance. CAO to draft objectives following this workshop.*
3. *April Closed Governance Sub Committee: Sub Committee to meet with CAO to provide further input on draft CAO Objectives.*
4. *April Closed City Council meeting: City Council to receive, review and gain consensus on final draft of CAO Objectives.*
5. *CAO to present 2016 Objectives for approval in open City Council meeting.*

This report is the concluding step in the process.

## REPORT

City Council reviewed the final draft CAO Objectives on April 25, 2016 and provided direction to submit a staff report of these same objectives in an open session of City Council.

The three objectives are:

### **Objective #1 Downtown Parking**

Oversee and monitor the execution of the Downtown Parking Master Plan recommendations specific to implementation of the Wilson Street Parkade project, including public consultation, design and initial construction in accordance with Tier 1 Project Management plan established for end of year 2016.

Note on Risk: Reliance on the successful execution of the Wilson Street Reconstruction project is a significant factor in achieving the success of the Wilson Street Parkade and reporting on its challenges will be quarterly.

### **Objective #2 Service Review Framework**

Oversee the creation of a Corporate Service Review Framework for City Council deliberation in Q3 2016. Test the implementation of the Framework by updating the inventory of services and programs; scoring them and conducting a prioritization for up to 25% of city departments by end of Q4 2016. If time and internal capacity allows, pilot one service review internally to test the Framework by end of 2016.

# STAFF REPORT

## Objective #3 Guelph Community Plan

Prepare for Council consideration in Q4, 2016 the design of a public process, which will engage the community, stakeholders and staff during the year 2017 and which will result in the establishment of the next, long term Guelph Community Plan (2018-2028) for approval by City Council in Q4 2017.

Note on Process: The Guelph Community Plan (2018-2028) will then set the foundation for the next five-year City of Guelph Corporate Strategic Plan (2018-2022) including key focus areas, goals, objectives, targets and annual publically tracked performance reporting.

## Considerations of Success

The Downtown Parking objective was discussed specific to the interdependencies between the Wilson Street Parkade project and the Wilson Street capital reconstruction scheduled for 2106. A number of risk factors could impact on the projects' timeline. It was agreed that tangible performance measurements demonstrating steady progress in erecting a new downtown parkade is acceptable as a confirmation of success for 2016. Further project management materials (i.e. project charter, quarterly reports) will ensure Council is aware of progress and if any significant change impedes the success of the project, City Council will be advised well in advance in order to pass an amendment to the CAO Performance Objectives 2016.

As Objective #2 Service Review Framework and Objective #3 Guelph Community Plan entail the delivery of a Framework and Public Process Plan, both will be viewed as successfully completed independent of whether or not Council approves the final reports and/or funding for their implementation.

Again, further project management materials will ensure Council is aware of progress and if any significant change impedes their success, City Council will be advised well in advance in order to amend the CAO Objectives 2016.

## CORPORATE STRATEGIC PLAN

Organizational Excellence

1.3 Build robust systems, structures and frameworks aligned to strategy.

Innovation in Local Government

2.3 Ensure accountability, transparency and engagement.

## DEPARTMENTAL CONSULTATION

Executive Team

Infrastructure, Development and Enterprise: Business Development: Downtown

Corporate Services: PMO Office

Office of the CAO: Intergovernmental Relations

# STAFF REPORT

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## **FINANCIAL IMPLICATIONS**

There are no financial implications directly arising from this report. Objectives #2 and #3 will likely result in a 2017 budget submission for consideration by City Council.

## **COMMUNICATIONS**

The CAO Performance Objectives 2016 will be made public through the circulation of this staff report for approval on May 24, 2016. The objectives will be posted on the City website and regular quarterly updates will be provided.

A handwritten signature in blue ink, appearing to read "Ann Pappert", positioned above a horizontal line.

— **Submitted by**

Ann Pappert  
Chief Administrative Officer  
519-822-1260 ext. 2220  
[ann.pappert@guelph.ca](mailto:ann.pappert@guelph.ca)

**From:** AMO Communications

**Date:** May 5, 2016

**To:** Stephen O'Brien

**Subject:** AMO Support for Fort McMurray - Call to Action

May 5, 2016

Dear Colleagues,

Like you, I have been deeply affected by the disturbing images and the heartbreak we are seeing of those fleeing the wildfires around Fort McMurray. We appreciate the hard work of emergency services, civic employees and volunteers to assist in the multitude of efforts to tackle this situation. It is a situation that cries out for compassion and action.

AMO today challenged the 100 plus delegates at the Ontario Small Urban Conference to reach into their pockets and contribute personally. Delegates are meeting here in Goderich, the site of a devastating tornado that ripped through the community in 2011, learning more about being prepared for the unexpected, including natural disasters. In only 5 minutes, the challenge here raised \$1233.00. The OSUM delegates asked me to challenge all municipal governments to donate as well. Municipal governments can contribute through AMO and we'll ensure the funds are placed so that the Canadian government and Alberta government can match the dollars.

Donations can be made by cheque payable to Association of Municipalities of Ontario, with "Fort McMurray Disaster" in the description field. Let's grow today's \$1233.00 funds so that in several weeks, we can tell our colleagues in northern Alberta and across the country that Ontario's municipal governments care and are making a difference. Let's help their recovery!

Sincerely,

Gary McNamara

AMO President

[amopresident@amo.on.ca](mailto:amopresident@amo.on.ca)