

City Council - Planning Meeting Agenda

Consolidated as of October 11, 2019



Wednesday, October 16, 2019 – 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.

Guelph City Council and Committee of the Whole meetings are streamed live on guelph.ca/live.

Changes to the original agenda have been highlighted.

Open Meeting

O Canada
Silent Reflection
First Nations Acknowledgment
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.

**IDE-2019-98 Request for an Extension of Draft Plan Approval
Victoria Park Village Subdivision 1159 Victoria Road
South File: 23T-07506 Ward 6**

Recommendation:

1. That in accordance with Section 51(33) of the Planning Act, the application by Victoria Park Village Limited for an extension to the Victoria Park Village Draft Plan of Subdivision (23T-07506), municipally known as 1159 Victoria Road South be approved with a three (3) year lapsing date to November 22, 2022, subject to the original draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 22, 2013 contained in Attachment 4 of Infrastructure, Development and Enterprise Services Report 2019-98, dated October 16, 2019.

2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 22, 2013 to update standard wording and new service area names and staff titles, update By-law numbers and allow transition to the City's assumption model.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

**IDE-2019-112 12 Forbes Avenue – Heritage Permit Application
(HP19-0014)**

Recommendation:

That heritage permit application HP19-0014 be approved to allow the construction of a new dwelling at 12 Forbes Avenue as described in Report IDE-2019-112.

Items for Discussion:

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

**IDE-2019-89 Decision Report 1533-1557 Gordon Street and 34
Lowes Road West Proposed Zoning By-law
Amendment File: ZC1710 Ward 6**

Presentation:

Michael Witmer, Senior Development Planner

Delegations:

Hugh Handy, GSP Group, on behalf of applicants (presentation)
Peter Wechselmann
Peter Kastner
Peter Schwerdt
Michele Berg

Correspondence:

Peter Wechselmann
Carol and Darryl Bond
David and Lynda Hosinger
Gwyn Nadeau

Michelle Martelli
Peter Schwerdt
Michele Berg

Recommendation:

1. That the application from GSP Group on behalf of Reid’s Heritage Homes Ltd., RHH Property Management Ltd. and 883928 Ontario Ltd. for a Zoning By-law Amendment (ZC1710) to change the zoning from the current “Residential Single Detached” (R.1B) Zone to a “Specialized General Apartment” (R.4A-54) Zone to permit the development of an 86-unit, 6 (six) storey apartment building on the properties municipally known as 1533-1557 Gordon Street and 34 Lowes Road West and legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, City of Guelph, be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise Report 2019-89 dated October 16, 2019.
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 1533-1557 Gordon Street and 34 Lowes Road West.

IDE-2019-105 Proposed Provincial Policy Statement Changes, City of Guelph Response

Presentation:

Stacey Laughlin, Senior Policy Planner

Recommendation:

1. That Report IDE-2019-105 dated October 16, 2019 regarding proposed Provincial Policy Statement Changes be approved.
2. That the response prepared by staff and included as Attachment 1 be endorsed and submitted to the Ministry of Municipal Affairs and Housing as the City of Guelph’s response to the proposed Provincial Policy Statement changes for consideration.
3. That any written comments received by the City of Guelph from residents and stakeholders at or before the Council meeting be forwarded to the Province of Ontario for consideration.

Special Resolutions

By-laws

Resolution to adopt the By-laws (Councillor Allt)

"That By-law Numbers (2019)-20435 to (2019)-20440, inclusive, are hereby passed."

By-law Number (2019)-20435	A by-law to remove Part Lot Control from Part of Block 4 Plan 61M-169 designated as Parts 1 to 4 inclusive, Reference Plan 61R-21670 in the City of Guelph.
By-law Number (2019)-20436	A by-law to amend By-law Number (1995)-14864, as amended, known as The Zoning By-law for the City of Guelph as it affects the properties municipally known as 1533, 1541, 1549 and 1557 Gordon Street and 34 Lowes Road West and legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, City of Guelph. The purpose of this amending by-law is to permit the development of an 86-unit, six storey apartment building (File: ZC1710)
By-law Number (2019)-20437	A By-law to reopen and dedicate certain lands known as Golds Court, Plan 61M169, City of Guelph, as Golds Court.
By-law Number (2019)-20438	A by-law to establish property tax pre-authorized payment plans and to repeal By-law Number (2015)-19987, being a by-law to establish pre-authorized plans.
By-law Number (2019)-20439	A by-law to amend By-law Number (2013)-29529, being a by-law to delegate authority pursuant to the Municipal Act. (Repeal and Replace Schedule "P")
By-law Number (2019)-20440	A By-law to confirm the proceeding of a meeting of Guelph City Council held October 16, 2019.

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

1533 to 1557 Gordon Street & 34 Lowes Road West

Site

Zoning By-law Amendment Application

Reid's Heritage Homes Ltd.

Council Decision Meeting – October 16, 2019



GSP
group

Summary of Public Engagement

March 19, 2018 – Statutory Public Meeting

January 22, 2019 – Neighbourhood Information Meeting at City Hall

April 9, 2019 – Site Meeting with City Staff, Residents, Owner and Consultants

October 16, 2019 – Council Decision Meeting

Summary of Changes since 2017

- Number of units decreased from 102 units to 86 units – 16 less units
- Density decreased from 119 units per hectare to 100 units per hectare which now meets the permitted density of the Official Plan
- Building length reduced from 98.9 metres to 81.9 metres = 17 metre difference
- Larger, more functional outdoor common amenity area provided adjacent the building
- Connection of the internal amenity area to the outdoor amenity area
- Building massing reduced by dropping the two upper storey's on the north and south building corners

Summary of Changes since 2017

- Landscaped open space increased from 2969 m² (34%) to 3679 m² (42.7% - 40% required)
- Meeting the parking requirement (original proposal requested a parking reduction)
- Exterior side yard setback to Gordon Street increased from 4.0 metres to 7.5 metres
- Rear yard setback increased from 9.7 metres to 18.6 metres
- 9 site specific regulations originally requested which has been reduced to 3

November 2017



ZC1710
October 16, 2019



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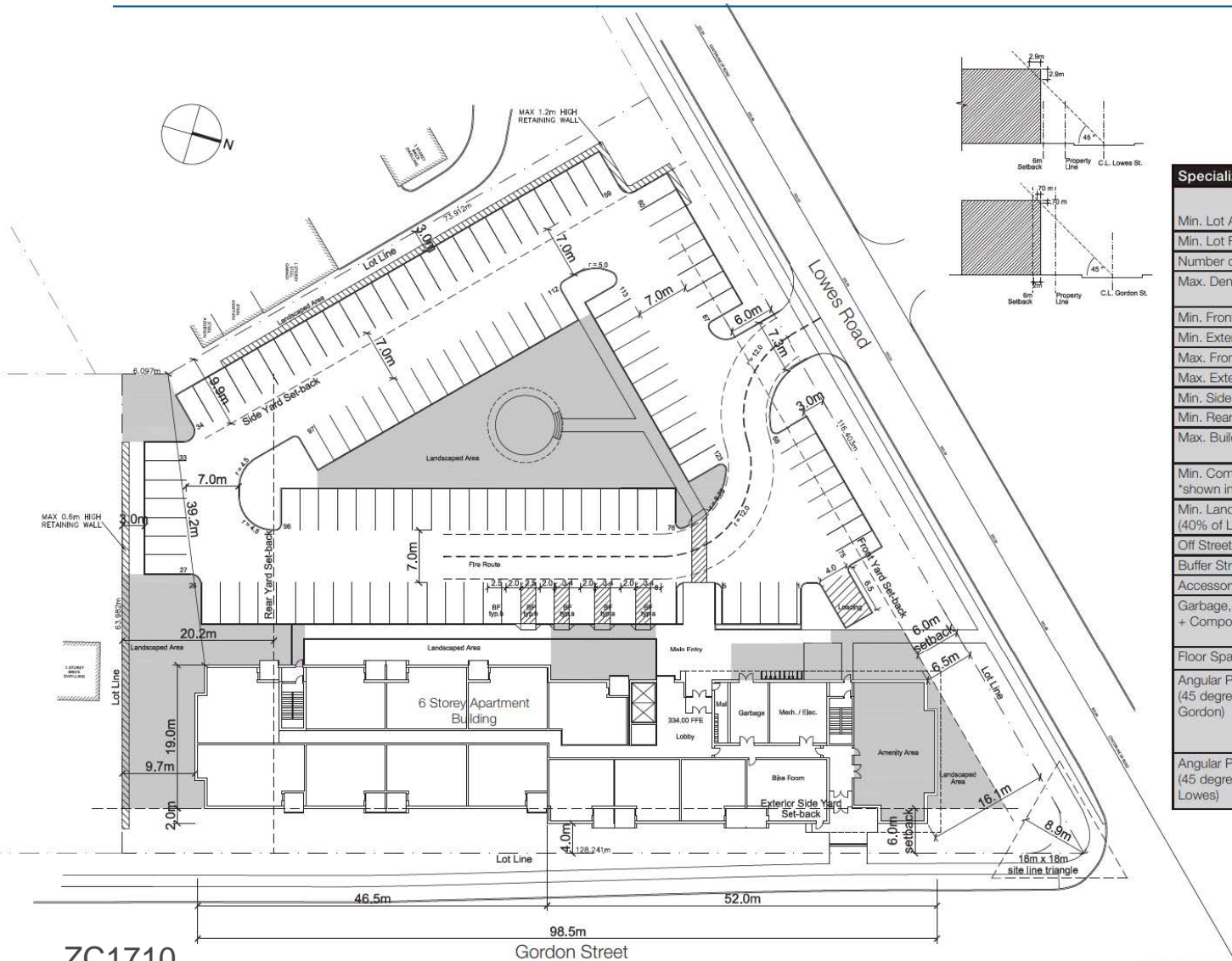


November 2017 Site Plan

Reid's
Gordon & Lowes

New Development
Guelph, ON
October 3rd, 2017

Specialized Residential Apartment Zone R.4A-XX		
	Required	Provided
Min. Lot Area	650 m ²	8599.5 m ²
Min. Lot Frontage	15 m	116.4 m
Number of Units	-	102 units
Max. Density	100 units/ha	119 units/ha
Min. Front Yard Set Back (Lowes)	6 m	6.5 m
Min. Exterior Side Yard (Gordon)	6 m	4 m
Max. Front Yard Set Back	-	16.1 m
Max. Exterior Side Yard Set Back	-	6 m
Min. Side Yard Set Back	9.9 m	39.2 m
Min. Rear Yard Set Back	20.2 m	9.7 m
Max. Building Height	8 storeys	6 storeys (19.80 m)
Min. Common Amenity Area *shown in grey	2240 m ²	1630 m ²
Min. Landscaped Open Space (40% of Lot Area)	3440 m ² 40%	2969 m ² 34%
Off Street Parking	133	123
Buffer Strip	Yes	Yes
Accessory Bldgs. or Structures	N/A	N/A
Garbage, Refuse Storage + Composters	In Bldg. or Rear/ Side Lot	In Bldg.
Floor Space Index (F.S.I.)	1	1.24
Angular Plane from Gordon St. (45 degrees from Centreline of Gordon)	45 degrees	46 degrees at 4m setback 43 degrees at 6m Setback
Angular Plane from Lowes Rd. (45 degrees from Centreline of Lowes)	45 degrees	50 degrees at 6m Setback



ZC1710
October 16, 2019

Site Plan
Scale 1:500

July 2018



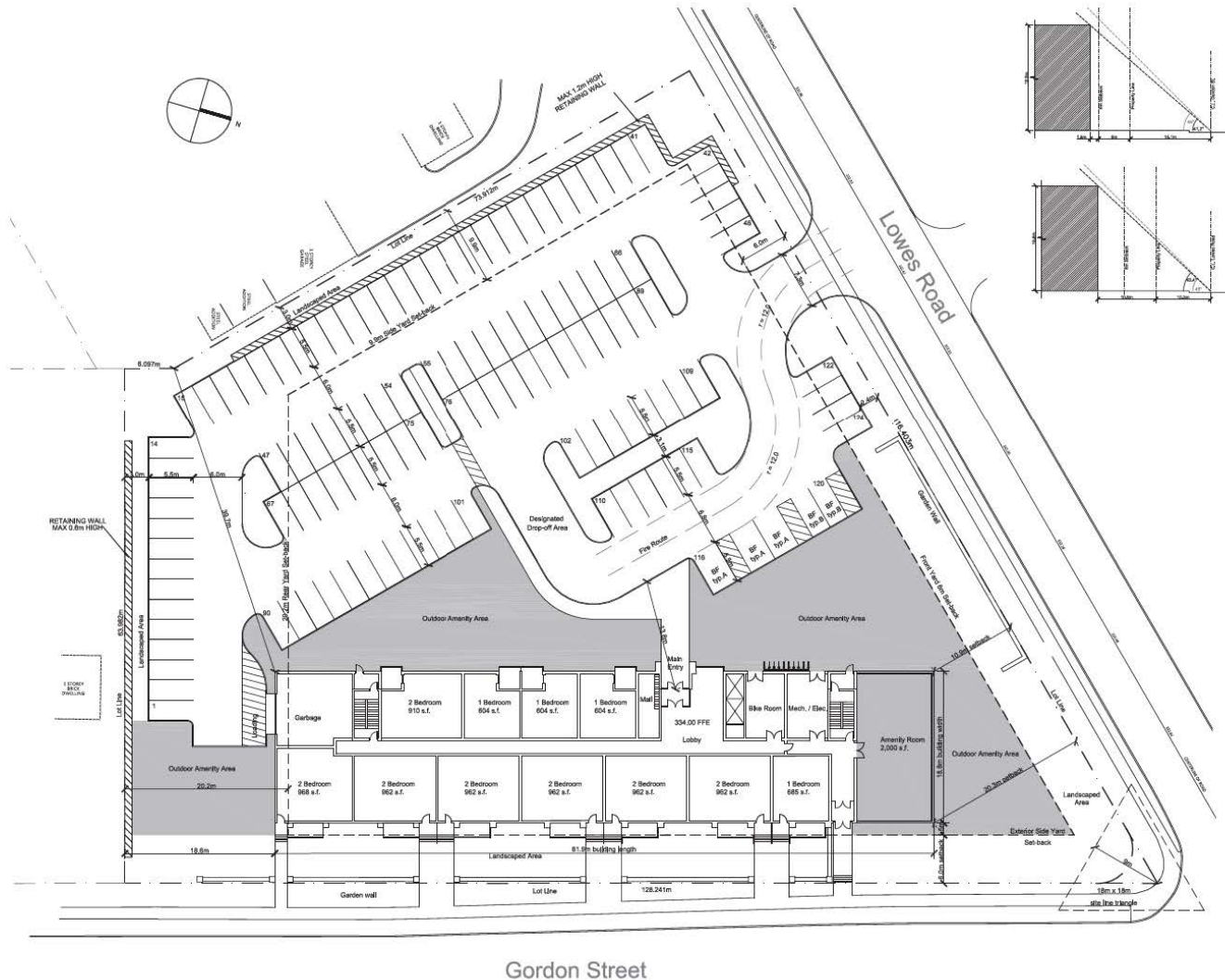
ZC1710
October 16, 2019



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July 2018 Site Plan



Reid's Heritage Homes
Gordon & Lowes

New Development
 Guelph, ON
 July 24, 2018

Specialized Residential Apartment Zone R.4A-XX		
	Required	Provided
Min. Lot Area	650m ²	8599.5m ²
Min. Lot Frontage	15m	116.4m
Number of Units	-	92 units
Max. Density	100 units/ha	107 units/ha
Min. Front Yard Setback (Lowes)	6m	10.9m
Max. Front Yard Setback	-	20.3m
Min. Exterior Side Yard (Gordon)	6m	7.5m
Max. Exterior Side Yard	-	7.5m
Min. Side Yard	9.9m	39.7m
Min. Rear Yard	20.2m	18.6m
Max. Building Height	8 storeys	6 storeys (19.80m)
Min. Common Amenity Area *shown in grey	2040m ²	1611m ²
Min. Landscaped Open Space (40% of Lot Area)	3440m ² 40%	3440m ² 40.0%
Off Street Parking	120	124
Buffer Strip	Yes	Yes
Accessory Bldgs. or Structures	N/A	N/A
Garbage, Refuse Storage + Composters	In Bldg. or Rear/Side Lot	In Bldg.
Floor Space Index (F.S.I.)	1.0	1.013
Angular Plane from Gordon St. (45 degrees from Centreline of Gordon)	45 degrees	41.2 degrees
Angular Plane from Lowes Rd. (45 degrees from Centreline of Lowes)	45 degrees	43.4 degrees

Site Plan
 Scale 1:500

ZC1710
 October 16, 2019

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October 2018



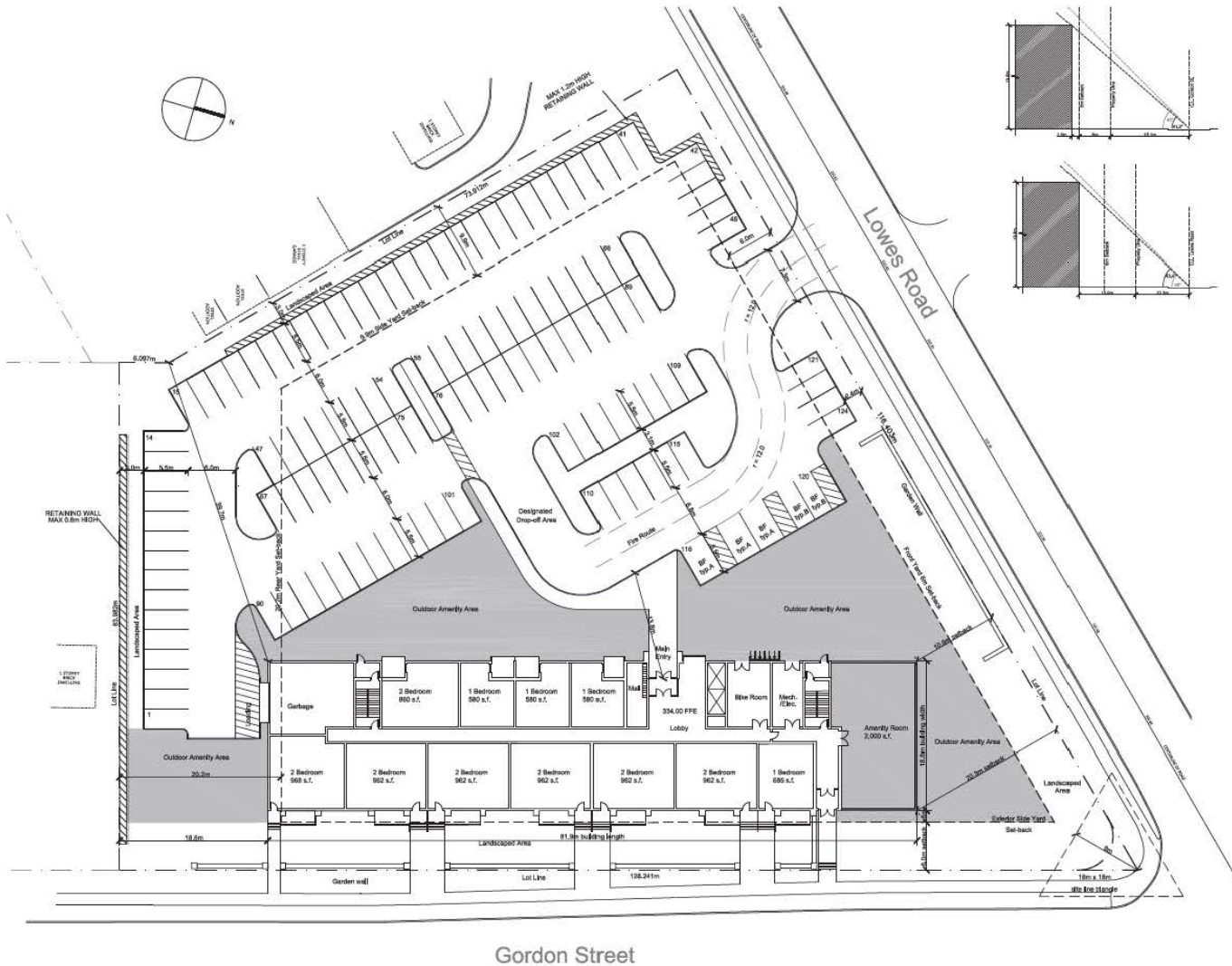
ZC1710
October 16, 2019



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October 2018 Site Plan



Reid's Heritage Homes Gordon & Lowes

New Development
Guelph, ON
October 3, 2018

Specialized Residential Apartment Zone R.4A-XX		
	Required	Provided
Min. Lot Area	650m ²	8599.5m ²
Min. Lot Frontage	15m	116.4m
Number of Units	-	89 units
Max. Density	100 units/ha	103 units/ha
Min. Front Yard Setback (Lowes)	6m	10.9m
Max. Front Yard Setback	-	20.3m
Min. Exterior Side Yard (Gordon)	6m	7.5m
Max. Exterior Side Yard	-	7.5m
Min. Side Yard	9.9m	39.7m
Min. Rear Yard	20.2m	18.6m
Max. Building Height	8 storeys	6 storeys (19.80m)
Min. Common Amenity Area *shown in grey	2040m ²	1611m ²
Min. Landscaped Open Space (40% of Lot Area)	3440m ² 40%	3440m ² 40.0%
Off Street Parking	120	124
Buffer Strip	Yes	Yes
Accessory Bldgs. or Structures	N/A	N/A
Garbage, Refuse Storage + Composters	In Bldg. or Rear/Side Lot	In Bldg.
Floor Space Index (F.S.I.)	1.0	0.995
Angular Plane from Gordon St. (45 degrees from Centreline of Gordon)	45 degrees	41.2 degrees
Angular Plane from Lowes Rd. (45 degrees from Centreline of Lowes)	45 degrees	43.4 degrees

Site Plan
Scale 1:500

ZC1710

October 16, 2019

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Current Proposal



ZC1710
October 16, 2019



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October 16, 2019



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October 16, 2019



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October 16, 2019



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Current Site Plan



Reid's Heritage Homes Gordon & Lowes

New Development
Guelph, ON
July 15, 2019

Specialized Residential Apartment Zone R.4A-XX		
	Required	Provided
Min. Lot Area	650m ²	8599.5m ²
Min. Lot Frontage	15m	116.4m
Number of Units	-	86 units
Max. Density	100 units/ha	100 units/ha
Min. Front Yard Setback (Lowes)	6m	10.9m
Min. Exterior Side Yard (Gordon)	6m	7.5m
Min. Side Yard	9.9m	39.7m
Min. Rear Yard	20.2m	18.6m
Max. Building Height	8 storeys	6 storeys (19.80m)
Min. Common Amenity Area *shown in grey	1920m ²	1340m ²
Min. Landscaped Open Space (40% of Lot Area)	3440m ²	3679m ²
Off Street Parking	40%	42.7%
Buffer Strip	120	120
Accessory Bldgs. or Structures	Yes	Yes
Garbage, Refuse Storage + Composters	N/A	N/A
	In Bldg. or Rear/Side Lot	In Bldg.
Floor Space Index (F.S.I.)	Max 1.0	0.96
Angular Plane from Gordon St. (45 degrees from Centreline of Gordon)	Max 45°	41.2°
Angular Plane from Lowes Rd. (45 degrees from Centreline of Lowes)	Max 45°	36.9°

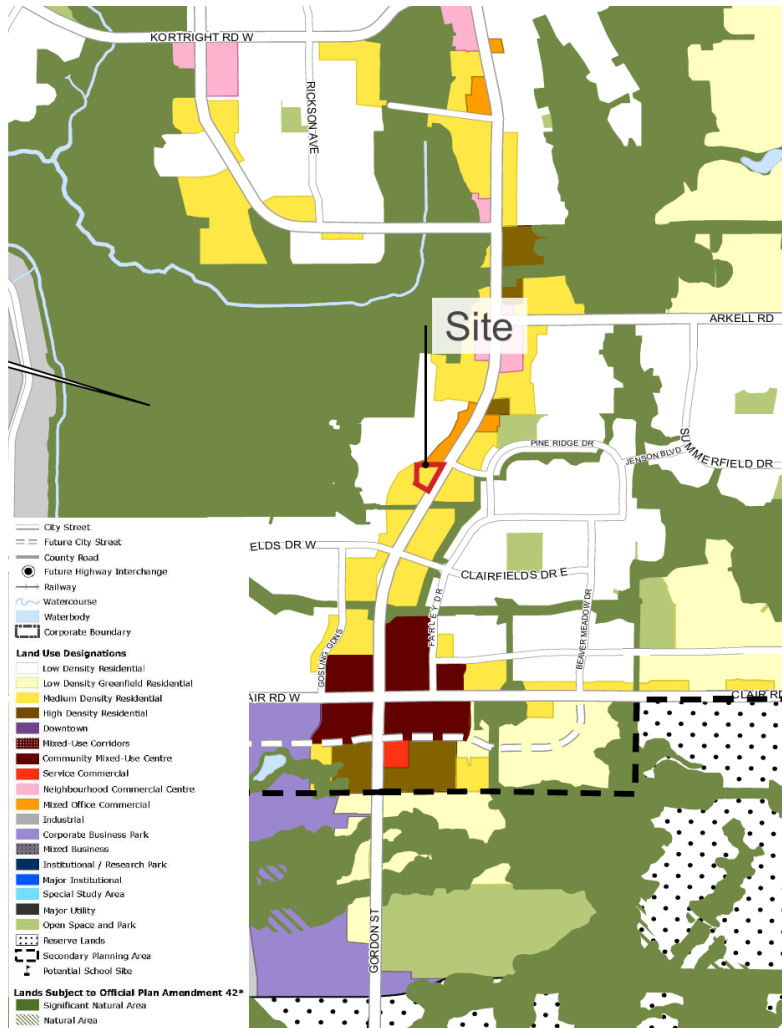
ZC1710
October 16, 2019

Official Plan



- Site is within an Intensification Corridor
- Intensification Corridors are identified as intensification areas along major roads, arterials or higher order transit corridors that can support high-density mixed-use areas
- Intended to accommodate increased residential densities

Official Plan



- Within the Built-Up Area
- Designated Medium Density Residential
- Permits residential uses, including, townhouses and apartments
- Maximum building height of 6 storeys and a maximum density of 100 units per hectare (min. 35 units per hectare)
- Proposal meets the permitted height and density policies of the Official Plan

Supporting Studies

- Planning Justification Report
- Urban Design Brief (and Shadow Study)
- Functional Servicing and Stormwater Management
- Traffic Impact Study
- Hydrogeology Report
- Stage 1-2 Archaeological Assessment
- Tree Preservation Plan

Built Form Standards for Mid-Rise Buildings

General Standards and Design Principles Applicable to Mid-Rise Buildings:

- Surface parking areas should generally be located at the rear or side of buildings and screened by building placement
- Where a development is located within a Corridor, the common amenity space requirement may be reduced by up to 50% where a park with a minimum size of 1 ha with equivalent amenities is located within a 500 metre walking distance from the Site
- Offer variety within the building envelope, through materials, massing and façade articulation
- Provide animated streetscapes through at-grade use and design
- Be located in areas serviced by public transit

Urban Design Concept Plans for the Gordon Street Intensification Corridor (April 2018)



Response to Comments Received

- Number of Site-Specific Regulations: Original request has been reduced from 9 to 3
- Noise: A Noise Study is a requirement of Site Plan Application and was not a requirement of the Zoning By-law Amendment Application. Any recommendations of the Noise Study will be dealt with through the Site Plan process
- Wind: A Wind Impact Study was not a requirement of the Zoning By-law Amendment Application
- Traffic: Transportation Staff reviewed the Transportation Impact Study and have no concerns and conclude that the adjacent roads and intersections can accommodate the additional traffic
- Shadow Impacts: Urban Design Staff have reviewed the Shadow Study and confirm that there will not be any unacceptable or adverse impacts on adjacent properties or streetscapes

Conclusions

- Consistent with the Provincial Policy Statement, conforms with the Growth Plan
- Conforms with the policies of the Medium Density Residential designation in the City's Official Plan
- Conforms to the maximum height and density permissions of the Official Plan
- Site is identified in the Official Plan for Intensification
- Represents an ideal location for multiple residential given the existing commercial and recreational uses located nearby
- Transit-supportive, pedestrian friendly development



Site

Shadow Study

March/September 21



ZC1710
October 16, 2019



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Shadow Study



ZC1710
October 16, 2019



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Shadow Study



ZC1710
October 16, 2019



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Shadow Study

June 21



ZC1710
October 16, 2019



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Shadow Study



ZC1710
October 16, 2019



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Shadow Study



ZC1710
October 16, 2019



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Shadow Study

December 21



ZC1710
October 16, 2019



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Shadow Study



ZC1710
October 16, 2019



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Servicing Plan



Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions and
 lot and the Assembly - one which is contained in this report to
 be correct and reliable.
 The Designer is not responsible for any errors or omissions that may
 occur in the construction of the project.

- Notes
1. CONDITIONS: GULCH REMOVAL #100 - DRG.
 2. LOCAL INFRASTRUCTURE: STORM SEWER, WATER MAIN, GAS, FIBRE OPTIC, CABLE TV, TELEPHONE, AND POWER LINES.
 3. THE PROPOSED GRADING SHALL BE PROVIDED BY THE CLIENT.
 4. THIS PLAN TO BE USED IN CONSTRUCTION WITH LOCAL INFRASTRUCTURE AND THE PLAN PROVIDED BY GULCH FILM SERVICES.

Legend

STAIN REMEDIATION HOLE	STAIN
STAIN ORIGINATOR REMEDIATION HOLE	ORIGINATOR
STAIN REMEDIATION HOLE	STAIN
WALK & RUN	WALK & RUN
QUIET STOP	QUIET STOP
STRAIN NET	STRAIN NET
TRAFFIC CONSTRUCTION	TRAFFIC CONSTRUCTION
RETAINING WALL	RETAINING WALL
PAVED LOT	PAVED LOT
RESURFACING TRUCKS	RESURFACING TRUCKS
SLOPE (S) (MINOR)	SLOPE (S) (MINOR)
SLOPE (S) (MAJOR)	SLOPE (S) (MAJOR)
UNGRADED FLOW	UNGRADED FLOW
NOISE	NOISE
WALK	WALK
ROADWAY	ROADWAY
CONTOUR	CONTOUR
UNICE	UNICE

NO.	REVISION	DATE	BY	APP'D	FRANKED
1	ISSUED FOR PLAN	18/10/19	BY	APP'D	FRANKED
Approved: <input type="checkbox"/> Date: <input type="text"/>					

NOT FOR CONSTRUCTION

Client/Project
 RED'S HERITAGE HOMES
 GORDON STREET LAND ASSEMBLY
 34 Lowes Road W, 153D-1537 Gordon Street, Guelph, ON

Title
 PRELIMINARY GRADING CONCEPT

Project No.	Scale	1:1
161613496	1:1	1:1
Drawing No.	Sheet	Revision
C-400	at	1

ZC1710
 October 16, 2019

2019/10/16 10:00 AM C:\Users\jdoyle\OneDrive\Documents\Projects\ZC1710\ZC1710.dwg

Dear Mr Mayor and Counselors

This is literally a NIMBY letter as the proposed development will be directly across the street facing my back yard. I reside at _____ and have done so for 22 plus years.

The impact on my residence will be significant as it will be on all Units across from the proposed apartment as well as wider impacts on the neighbourhood.

Aside from the loss of a great deal of afternoon and evening sunlight, the general view of greenery, and loss of privacy there will be noise from these apartments. I fear student parties, the shouting, swearing, drunkenness not to mention the debris which may be thrown off of the balconies onto sidewalks and the street. The late night drunken shouting and vandalism from students coming from the local bars is not unusual. My own premises has been vandalized there times.

An apartment of 6 floors is definitely not in keeping with the character of the neighborhood which is town homes and single detached dwellings. An apartment will look like a concrete block among glazed bricks . An unpleasant and constant reminder of the negatives this building would bring. It may even negatively affect property values, especially those units backing directly across from the building which will be in constant afternoon shadow.

I'm sure these objections are not new to you in these development applications. They are also not new to the developer and I was disappointed to hear how dismissive and condescending the builders representatives were when our delegation met with them to discuss changes to their plan. This meeting was just another box to check for the developer in the process.

I ask and urge you to not just treat this process as another box checked in the process but to think about the lives and quality thereof your decisions affect.

When I moved here 22 years ago I checked the zoning for surrounding areas. The plot of land in question was single family residential and not high density residential . How can one rely on the zoning when it is basically subject to change. I understand that changes do occur, especially with a rapidly expanding city such as Guelph, but is that sufficient reason to downgrade some people's lives. Any development should be fair to those already in the general area affected and be consistent with that general area and with the original zoning.

I realize that change will always occur, especially with a rapidly growing city and that Provincial Governments also have an interest in housing development and policy. I believe this subject property could be redesigned for two story townhomes which would yield about the same number of residential units. This would satisfy the intensification corridor policy, the nature of the neighbourhood and tax revenue base and remove most of the present objections.

Sincerely,

Peter Wechselmann

October 9, 2019

City of Guelph
Cam Guthrie, Mayor
Kate Sullivan, Communications Advisor
Michael Witmer, Senior Development Planner

We are writing in reference to File ZC1710 pertaining to the 1533 to 1557 Gordon Street Zoning By-Law Amendment.

We recently purchased a townhome and reside on 1550 Gordon Street in "The Cottages" **directly** across from the location of this new apartment building being proposed for the zoning by-law amendment.

Six stories high here is out of character!! Townhomes as per the flavour of the area would be the ultimate solution, however, I understand the challenges urban planners are facing, therefore **FOUR STORIES high** in my opinion is a reasonable compromise. Its a simple solution that many of us are prepared to live with if we have to.

The modifications to the Zoning By-Law Amendment in the April, 2019 resubmission fall short of addressing or mitigating The Cottages' owners concerns, let alone other residents in the areas which have been expressed repeatably in meetings and in writing. We had been told in earlier meetings that the mayor and 11 out of 12 councillors agreed a six story building was not be a "fit" for our neighbourhood or the general area. My question is "Why is it still six stories high?"

We also have several OTHER issues with this proposed development. Since we have moved here we have noticed the large number of cars parked on the north side of Lowes Road East directly across from the the turn into The Cottages complex. Furthermore, I'd like to mention the parked cars on the side streets in the Pine Ridge Drive / Farley road area to the east of us, indicating a combination of factors including a high occupancy rental rate, student housing and a shortage of driveway parking spots already in this general vicinity. The roads here are narrow and street parked cars create an obstacle course to be navigated carefully.

To add to this dangerous situation, we're on multiple bus routes as well, we have to be incredibly careful pulling out of our complex or driving through the PineRidge subdivision due to buses and vehicles swerving around these parked vehicles into our lane. Add to this cars traveling above the speed limit and the general disregard for red lights on Gordon Street (which is a whole different issue that this council needs to take action on) and its simple to see why we are objecting. This building, and the 5 storey unit proposed on Farley behind the Zehrs at the mall, WILL turn an already bad parking/ traffic / congestion issue into a far, far worse and dangerous situation once they're built and occupied. Much more so than I think city staff has "planned" for considering that more than likely we can count on multiple shared tenancy and a conservative estimate of at least 2 cars minimum per unit. Take a drive down Gossling Gardens some time and see the danger we're going to be exposed to on our side. Its a veritable slalom course trying to

manouever down Gossling during the day due to all the cars parked there, and it is far lower density than this apartment is going to be.

Per the apartment across the road, where are all of the unit's cars going to park when there's no underground due to a high water table not allowing for it?? There is only one place, and its called the street or streets. Is City Hall prepared to make Lowe Road NO parking and enforce it?? What is the plan here? Realistically, city staff have to know that there are going to be many more cars than parking spaces when you get anywhere between 2 and 5 people per unit as is already taking place in many of these residences . Then lets look at all the "for sale" signs on the Dawn Avenue houses directly behind this proposed unit (several of which are very old, on large lots and realistically, going to be purchased for the purpose of redevelopment). Then there is the proposed subdivision on the north side of Lowe on the west side of Gordon. Have the parking issues that will be introduced upon ALL of these developments coming on stream been taken into consideration? And the water table issue in this area? There is the real problem. Seriously, from an environmental and common sense perspective, why are you even allowing this here? Why not on higher ground?

Residents of this neighbourhood have shared with you multiple additional concerns with the zoning change, including increased noise levels, not just from this complex, but in general as its quite clear that Gordon Street is being developed as a major traffic artery into and out of Guelph. Then there is the air pollution, increased congestion due to multiple lights and heavy traffic on Gordon Street, the yearly destruction of our berm and plantings due to salt and winter clearing operations (and resulting increase in our expenses to control the degradation) not to mention the impact having less natural light on the trees and how it will affect them due to the height of the building. The addition of apartment units with who knows how many people living in them will only exacerbate all of these problems by adding to the already higher than originally planned for density from the multiple tenants and basement apartments already present in the area.

Our lives will be affected during extensive demolition and construction, by the dirt, dust, vibration as pilings are put into an already wet and high water table location, the noise, truck traffic, heavy equipment, on street parking, illegal off street parking, hours of construction, vehicle, pedestrian and general safety. Residents backing on to Gordon street will be forced to reduce, or cease to use, our patios and yards and we are one of them. This we can accept, we bought knowing the building was going up. But its a concern to many of the long term owners residing here for well over 20 years.

Yours respectfully,

Carol and Darryl Bond

October 10, 2019

I am writing this letter to give my full support to the letter submitted by Carol Bond to City Council.

The numerous points she addresses in this letter are extremely valid and of great concern to all the residents of 1550 Gordon Street and the surrounding area. I would hope that council would give much thought and discussion to this matter before a final decision is reached.

Thank You
Gwyn Nadeau

October 10, 2019

Mayor Cam Guthrie & City Council Members,

I've lived in the south end of Guelph my whole life – specifically on Gordon St. next to the proposed development by Reid's. I've seen my neighbourhood change from beautiful farm land and greenspace to subdivisions, condominiums and plazas. I understand change is inevitable and that Guelph will continue to grow with developments. However, from the very first meeting held at city hall, those that opposed this development (myself included) said no to the proposed 6 story building – which, from my understanding, will actually be like 7 stories with the hvac system on the roof. Aside from the building in and of itself, this has been a primary public concern since day one and nothing has been done to address this. Reid's dropping the ends off the two top floors on the upper north and south sides of the building does NOT decrease the overall building height. There is still a major issue of compatibility with our neighbourhood which is completely unacceptable!

Mayor Guthrie, you once mentioned a term – QIMBY – quality in my back yard. Where is the quality in this if it detracts from our neighbourhood and sense of community? Where is the quality if we are suffering from extreme noise pollution? Where is the quality when we can't even enjoy walking down the sidewalk because the traffic is just so loud? Where is the quality when this development will not add to, but actually take away from this wonderful city?

Guelph may be part of the Places to Grow Act, but I believe, and truly hope, that this development (and future developments) can be built in a way that stays consistent with Guelph's values and won't destroy the beauty and sense of community that Guelph prides itself on.

Mayor Cam Guthrie and City Council, you have encouraged members of the public to voice their concerns regarding this development and I appreciate that. However, I feel like the public was lead to believe that by voicing their concerns they would

be heard and that it would make a difference in the final decision process. But in all honesty, it feels like that the past year and a half of discussions and voicing concerns have been a waste of time. I feel that no matter how big or small the concern is with this development, it won't really make any difference in the end. Mayor Cam Guthrie and City Council members, please prove me wrong. Please do not approve this rezoning.

Thank you.
Michelle Martelli

October 10, 2019

For the Mayor, the Councilors, Planners and Advisors to the City of Guelph

I am a townhouse homeowner at _____ Lowes, wishing to add my voice most emphatically about my grave disappointment about the plans to put a six story building in our neighborhood.

The Mayor gave directions to the city planning staff to come up with an alternative to a 6 story building – but there was no serious discussion or dialogue of this goal. We were merely given lip-service only – cosmetic changes aimed to appease or to simply obfuscate in an effort to placate. It seems like developers are playing this council like puppets on a string – going full speed ahead to maximize their own profits without any regard for the local residents.

As a community of Guelph residents we want to maintain the look and feel of what is a 2 story neighborhood. I understand and accept growth and the need for intensification, but common sense must prevail. We need to look even further to the next phases of additional growth in this area and what it will do to the further exhaust the road infrastructure and to destroy the fabric of this community. I strongly object to any building of more than 4 stories being established here.

We are not saying (NIMBY) "Not in My Backyard" we are saying we merely want (QIMBY) "Quality in My Back yard". Limit the height to 4 stories. If this council wants to add very tall buildings to accommodate population growth within our city boundaries – put the concentration of high rise buildings south of Clair, closer to Maltby where there would be much less disruption in a generally undeveloped area. We ask you to leave our the character of community in tact without making worse the problems already being experienced of too much traffic turning traffic.

I share the perception of my neighbours where it is believed that the system is being manipulated by a powerful developer to wear us down, making a sham of the zoning process. But ask you to reflect the historical evolution of this neighborhood's footprint which played a large role in my personal selection of this as a place to live. Adding a such a monstrosity of a building in our community.

Guelph is proudly known as a green city with a high quality of life, is visually attractive – an appealing destination for visitors and for potential new residents. I

chose to live in Guelph rather than a place like Mississauga or London where incongruous expansion resulted in needless congestion having been created because of the lack of foresight.

Allowing a 6 story building on the proposed site will lead to a decline in the quality of the lives of local residents. This is unfair and with resultant diminishment of appeal will hurt future resale values. Please put a stop to such a travesty. Limit the height to 4 stories.

You will have read recent press articles describing the best cities to live in the world – a list to which Guelph can and should rightfully aspire – but one of the main differentiators is being a city made up of communities. This is not limited to cultural diasporas – it also relates to a lifestyle choice. There are those who want to live in concrete jungles to be closer to bars and nightlife and such. But there are also those of us who seek space, quiet and fresh air without being under the shadow of an ugly high rise building. Guelph must be a city welcoming all of its inhabitants without changing the fundamental rules of the game without taking our pride of ownership into consideration. Look how much adverse impact has already been heaped on our neighbours to the north. Please leave at least one quiet oasis for us to continue to enjoy.

I could go on at great length of my concerns about:

- Culturally disruptive risks associated with rental units bound to sprout up in an area which is oriented to senior citizens and young families
- Students moving in forever changing a peaceful section within the City of Guelph
- SAFETY – enforcement is not just a police matter; it is also incumbent upon all branches of civil service to take steps to protect life and property.
- Traffic volume already exceeds safe standards; there are speeders creating noise and havoc and risks to our citizens
- Added traffic congestion and all of what that entails
- There will be a need for traffic calming on the side-streets which are bound to attract volume creating safety risks of local residents must be planned and funded
- Parking issues exist already today – and will become even worse with this overly dense planning proposal.
- Congestion on an already over capacity utilization of Gordon Street – an arterial road with an unsafe 110 degree uphill intersection with Lowes coming on egress from the proposed high rise building, will lead to more need for widening to accommodate longer left turn lane even south of Lowes on Gordon for which there will be no room to accommodate in a reasonable manner due to edifice proximities to road and walkways needed to handle added volumes.
- increased noise pollution which is already an issue on Gordon Street

When we purchased our home in the “The Cottages” – what sold us was a feeling of sharing the lifestyle joys of one of the most pleasant cities in Canada. Degrading our immediate community setting would be an assault on our core values. We ask to be heard and respected.

In case you missed it - I am leaving below trailing a message sent to you by one of my neighbours who phrased her concerns more eloquently and with additional

details than I have done. Our messages are similar – and speak to the concerns of our entire community.

We appeal to you to listen to our plea: LIMIT the height to 4 stories and protect the Quality of our Neighborhood.

Also, kindly add me to be on the mailing list of further notices issued by the City of Guelph surrounding this issue. As a taxpayer, I shouldn't have to receive such important information second hand.

Thank you for your consideration.

Peter Schwerdt

From Carol Bond

October 9, 2019

City of Guelph
Cam Guthrie, Mayor
Kate Sullivan, Communications Advisor
Michael Witmer, Senior Development Planner

We are writing in reference to File ZC1710 pertaining to the 1533 to 1557 Gordon Street Zoning By-Law Amendment.

We recently purchased a townhome and reside on 1550 Gordon Street in "The Cottages" **directly** across from the location of this new apartment building being proposed for the zoning by-law amendment.

Six stories high here is out of character!! Townhomes as per the flavour of the area would be the ultimate solution, however, I understand the challenges urban planners are facing, therefore **FOUR STORIES high** in my opinion is a reasonable compromise. Its a simple solution that many of us are prepared to live with if we have to.

The modifications to the Zoning By-Law Amendment in the April, 2019 resubmission fall short of addressing or mitigating The Cottages' owners concerns, let alone other residents in the areas which have been expressed repeatably in meetings and in writing. We had been told in earlier meetings that the mayor and 11 out of 12 councillors agreed a six story building was not be a "fit" for our neighbourhood or the general area. My question is "Why is it still six stories high?"

We also have several OTHER issues with this proposed development. Since we have moved here we have noticed the large number of cars parked on the north side of Lowes Road East directly across from the the turn into The Cottages complex. Furthermore, I'd like to mention the parked cars on the side streets in the Pine Ridge Drive / Farley road area to the east of us, indicating a combination of factors including a high occupancy rental rate, student housing and a shortage of driveway

parking spots already in this general vicinity. The roads here are narrow and street parked cars create an obstacle course to be navigated carefully.

To add to this dangerous situation, we're on multiple bus routes as well, we have to be incredibly careful pulling out of our complex or driving through the PineRidge subdivision due to buses and vehicles swerving around these parked vehicles into our lane. Add to this cars traveling above the speed limit and the general disregard for red lights on Gordon Street (which is a whole different issue that this council needs to take action on) and its simple to see why we are objecting. This building, and the 5 storey unit proposed on Farley behind the Zehrs at the mall, WILL turn an already bad parking/ traffic / congestion issue into a far, far worse and dangerous situation once they're built and occupied. Much more so than I think city staff has "planned" for considering that more than likely we can count on multiple shared tenancy and a conservative estimate of at least 2 cars minimum per unit. Take a drive down Gossling Gardens some time and see the danger we're going to be exposed to on our side. Its a veritable slalom course trying to manouver down Gossling during the day due to all the cars parked there, and it is far lower density than this apartment is going to be.

Per the apartment across the road, where are all of the unit's cars going to park when there's no underground due to a high water table not allowing for it?? There is only one place, and its called the street or streets. Is City Hall prepared to make Lowe Road NO parking and enforce it?? What is the plan here? Realistically, city staff have to know that there are going to be many more cars than parking spaces when you get anywhere between 2 and 5 people per unit as is already taking place in many of these residences . Then lets look at all the "for sale" signs on the Dawn Avenue houses directly behind this proposed unit (several of which are very old, on large lots and realistically, going to be purchased for the purpose of redevelopment). Then there is the proposed subdivision on the north side of Lowe on the west side of Gordon. Have the parking issues that will be introduced upon ALL of these developments coming on stream been taken into consideration? And the water table issue in this area? There is the real problem. Seriously, from an environmental and common sense perspective, why are you even allowing this here? Why not on higher ground?

Residents of this neighbourhood have shared with you multiple additional concerns with the zoning change, including increased noise levels, not just from this complex, but in general as its quite clear that Gordon Street is being developed as a major traffic artery into and out of Guelph. Then there is the air pollution, increased congestion due to multiple lights and heavy traffic on Gordon Street, the yearly destruction of our berm and plantings due to salt and winter clearing operations (and resulting increase in our expenses to control the degradation) not to mention the impact having less natural light on the trees and how it will affect them due to the height of the building. The addition of apartment units with who knows how many people living in them will only exacerbate all of these problems by adding to the already higher than originally planned for density from the multiple tenants and basement apartments already present in the area.

Our lives will be affected during extensive demolition and construction, by the dirt, dust, vibration as pilings are put into an already wet and high water table location,

the noise, truck traffic, heavy equipment, on street parking, illegal off street parking, hours of construction, vehicle, pedestrian and general safety. Residents backing on to Gordon street will be forced to reduce, or cease to use, our patios and yards and we are one of them. This we can accept, we bought knowing the building was going up. But its a concern to many of the long term owners residing here for well over 20 years.

Yours respectfully,

Carol Bond

October 11, 2019

Dear Mayor and City Councillors,

I am writing today to express my disappointment in the city planning department for proposing the acceptance of the Gordon and Lowes development. I spoke at the initial presentation and my concerns have not changed.

Primarily, this 6 storey apartment complex (which will really be 7 storey to accommodate HVAC and water storage) is not in keeping with the neighborhood. The surrounding buildings are two storey. Further, it is in direct contradiction of the directions given to the planning department and developer to work with the residents to put forward a quality design for development. No one has a problem with development. This is not a Nimby case; rather, to use the Mayors terminology, it is about QUALITY. Many of the areas were addressed by the developer but the main issue with the number of floors has not been addressed.

Other concerns with regards to traffic and pedestrian safety have been met with "that's a policing problem" by the city planning department. This is irresponsible. If there is an opportunity to ensure the safety of our neighborhood in it's design; why would this not be addressed.

I strongly urge council to reject the planning department proposal and ask the developers to do what was requested in the past two meetings: Put forward a quality development that suits the surrounding area.

Thank you for your consideration.

Michele Berg

October 10,2019

To the Attention Of: **Mayor Cam Guthrie**

City of Guelph Council

M. Witmer, Snr. Development Planner

It is with profound concern that we have reviewed the proposal being recommended by your Planning Staff for the zoning change and re-development of 1533-57 Gordon St.

It fails to meet the major concern of the community to be less than 6 stories high (7 really with all the rooftop equipment) that was definitely rejected in the March 2018 City Council meeting by both Mayor Guthrie and 11 of 12 City councilors as totally non compatible to the area and location! At that meeting Planners and Developer were required to enter a consultative process with the community to bring forward a project that would bring a **better "fit" to the property and neighborhood**. As we have stated in previous communication to you, (see attached) that 'consultation' became one of **informing only**.

Senior Planner, and Developer, chose to once again promote their agenda for this massive building encroaching on our street and properties although some window dressing (lipstick on a very big pig!) had been added. They did concur that they had NOT costed out any more alternatives suggested initially by community, **in fact they advised they had NO PLAN B!!**

Our primary concern is, and has always been, not that development of the site is not necessary to meet a more modern and urban world, but **the height** and size of this building. Numerous feedback has already been provided concerning the numerous health and, environment issues, eg....- noise(first hand and reverberation), traffic with constant fumes and air pollution, as well as our most critical resource in water concerns and potential flooding, parking and the cumulative effect of traffic volume ever increasing as each of these larger projects come on side (please see our former communications attached which are more explanatory of these issues).

Come walk with us...as you navigate south on Gordon S. from Stone Rd. you are most aware of the new and for the most part very attractive buildings that this city has approved. The next step will be to change the traffic lanes etc to better accommodate the sheer volume of new residents now in place. One thing these new buildings have in common is that they are either adjacent to, or surrounded by green space or large institutions like the funeral home, churches, restaurants, strip plazas, offices, garage, daycare and/ or commercial spaces. In that context they do not seem out of place or disproportionate to the location. However, by the time one gets to Heritage Dr. and Lowes Rd this is consistently 2 story residence and business establishments and therefore the proposed building will be an anathema, totally incompatible to the immediate area .Two story townhomes dominate thereafter all the way to the proposed new high rise adjacent to Zehr's, again a wide open space able to absorb the sheer size of the new building.

We ask therefore that you, Mr. Mayor, and each of you ,as City Council, who are elected to represent our core values as a community, and safeguard the wellbeing of your community, once again reject this **proposal for zoning change and a ' misfit' building**.

David and Lynda Honsinger

March 25,2019

To: **Mayor Cam Guthrie, City Council, City Clerk**

From: David and Lynda Honsinger, Owners [REDACTED], Guelph, Ont.

We find it again necessary to write to you and reiterate our concerns for the proposed development of 1533 -1537 Gordon St and 34 Lowes Rd. for a 6 storey condo/apartment building. Despite the strong objections to this proposed use of that land from both community and city councilors in the March 19, 2018 meeting and, although you, with council ,specifically directed this Developer and city staff to meet for further consultation with the community to come forward only with a quality plan that met the vehement expressed concerns that evening....suffice it to say that despite numerous attempts by our community liaison committee to schedule such meetings this Developer chose to proceed on their own and not make themselves available for further work with us. In fact, their "Information" meeting on Jan. 22,2019, in no way was consultative but in fact left us with the definite impression of an ambush! We had been invited to attend the meeting to review the "revised resubmission" totally prepared by and presented largely by Reid's Heritage Developments. The tone and tenor of the meeting left a definite impression they considered this proposal most appropriate and a 'fait accompli' while totally having ignored all of our most primary concerns! Not acceptable.

Tho' some attempt to build a few angles and somewhat reduce the size of the building to "pretty it up" and make it more architecturally interesting, most of the outstanding issues raised by community and most of the councilors and yourself, were virtually ignored or glossed over:

Building Size...this building proposal remains a virtual wall of concrete and glass. All hard surfaces that will refract road noise, do nothing to alleviate the magnification of this noise and blocks sunlight to the east side of the street for a significant portion of each day. This building would be an incompatible structure in an otherwise two storey residential neighbourhood. Furthermore, the issue of the potential '7th storey" to house A/C and HVAC systems has not apparently "been determined as yet" per the Jan. 22nd meeting.

Noise and Air Pollution... The inclusion of 'walk ups' and balconies mere footsteps away from the road as an incentive is ridiculous and callous disregard. With the noise of the rushing traffic, busses accelerating on take- off, ambulances and firetrucks, this noise and dirt would make any attempt at quiet enjoyment, let alone conversation, impossible! The faster their speed and heavier the vehicle, whether the pavement is wet or dry, all affects the degree of noise and dirt disturbed into the air. If in fact such balconies would then become outside storage areas, that too would defeat the aesthetics this developer is trying to sell!

Most research indicates a minimum 50 foot setback from road noise and air pollution is recommended. Clearly this project in no way meets that criteria. Further my cursory research indicated that other concerns include the effect on children is more serious than even in adults and can lead to hearing impairment, psychosocial , emotional and /or physical effects. For adults, various cardiovascular dysfunctions become more exaggerated; dementia isn't caused by noise pollution but its onset can be favored or compounded by same; and a condition known as 'noise annoyance' is a recognized name for an emotional reaction that can have immediate impact on one's health and well- being.

Through the website "environmentalpollutioncenters.org" it is stated that " noise from road vehicles produces disturbance to more people than from any other source of noise." The research indicated that normal traffic flows at 80db and ongoing exposure to noise at this level has a deleterious effect to health as previously outlined.

As for the air, the fumes from these vehicles on a given day can be most toxic especially in the humid summer. Interesting to note in the research one of the major air pollutants is concrete!!

Water concerns... As our Council, we don't need to remind all of you of the delicate balance we have in Guelph as a community that relies on ground water. As most of us on the other side of this street are adjacent to the watercourses and many do not have full basements because the water table is so low, we are most concerned this balance, especially with changing climate and more moisture and flooding evident will be negatively affected.

Trees/Greenspace... recently the city has made a commitment to restore and /or provide for more greenspace. Removal of the number of trees currently on these properties to be replaced by concrete is contrary to that commitment.

Sign Visibility and proximity to the Road...for commercial and even industrial establishments this seems a necessary and desirable approach. As a consumer I am pleased to quickly identify a sought out commercial location. As a homeowner however, I would not choose to live hovering over a street as busy as Gordon St., nor deal with the many detrimental health issues that would accompany such a choice.

Not only is this a plea for advocacy for those of us already in this neighbourhood but also for those who ultimately may live here in the near or distant future. We are asking you to take the moral high ground on this project and provide for living spaces that are not only healthier and more aesthetically pleasing but compatible with the surrounding community of two storey residences. We are absolutely against this structure invading our community. Thank you for your advocacy on our behalf in this matter.

David and Lynda Hansinger