

City Council - Planning Meeting Agenda



Consolidated as of November 10, 2016

November 14, 2016 – 6:30 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

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

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

Open Meeting – 6:30 p.m.

O Canada

Silent Reflection

Disclosure of Pecuniary Interest and General Nature Thereof

Public Meeting to Hear Applications Under Sections 17, 34 and 51 of The Planning Act (delegations permitted a maximum of 10 minutes)

**19-59 Lowes Road West - Proposed Zoning By-law Amendment (File:
ZC1615 - Ward 6)**

Staff Presentation:

Michael Witmer, Development Planner

Delegations:

Kevin Barry

Monica Frauts

Ted Moyse

Joan & Jim Ferguson

Correspondence:

Dorothy Chong

Troy & Luisa Byrne

Joan & Jim Ferguson

Joanne & Trevor Gonsalves

Staff Summary (if required)

Recommendation:

That Report 16-81 regarding a proposed Zoning By-law Amendment application (File: ZC1615) by Reid's Heritage Homes on behalf of Parry Schnick and Catriona Forbes to permit a sixty (60) unit cluster townhouse

residential development on the properties municipally known as 19, 29, 35, 41, 51 and 59 Lowes Road West, and legally described as All of Lots 3, 4, 5 and 6, Registered Plan 508 and Part of Lots 15 and 16, Registered Plan 467, Geographic Township of Puslinch, City of Guelph from Infrastructure, Development and Enterprise dated November 14, 2016, be received.

Proposed Technical Revisions to Guelph's Comprehensive Zoning By-law (File: ZC1616 – Citywide)

Staff Presentation:

Katie Nasswetter, Senior Development Planner

Staff Summary (if required)

Recommendation:

That Report 16-78, regarding proposed technical revisions (File ZC1616) to Zoning By-law Number (1995)-14864 (Guelph's Comprehensive Zoning By-law) from Infrastructure, Development and Enterprise dated November 14, 2016, be received.

Items for Discussion:

The following items have been extracted from 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.

Association of Municipalities of Ontario re: Municipal Fiscal Gap

Councillor Downer will speak to this item.

Special Resolutions

By-laws

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

"THAT By-law Numbers (2016)-20109 to (2016)-20110, inclusive, are hereby passed."

Bylaw Number (2016)-20109	A by-law to remove Part Lot Control from Lots 22 to 34 inclusive, Plan 61M-200 designated as Parts 1 to 40 inclusive, Reference Plan 61R-20941 for properties known municipally as 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86 and 88 Dallon Drive (to create separate parcels for semi-detached units)
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By-law Number (2016)-20110	A by-law to confirm the proceedings of a meeting of Guelph City Council held November 14, 2016.
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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

I am writing since I will be unable to attend the meeting in person.

Regarding the proposed zoning bylaw amendment of the above, I have concerns especially as I am gravely affected, the site plan has a cluster of four townhouses **directly** in my backyard.

There are no trees along the fence of half of my backyard so there will be neither privacy nor noise barrier as the cluster of townhouses would be so close to my home.

Looking at the site plan, there is an extremely high density of townhouses in this area.

Would you please consider my concerns and hopefully make some adjustments to help with these.

Dorothy Chong
Revell Drive
Guelph, ON

As residents of the Lowes/Dawn area we are extremely concerned with proposal 19-59 Lowes Road West to develop and build a 60 unit cluster townhouse development. The number of units proposed: 60 units with 10 guest parking spots raises the following concerns:

- 1) Parking on the road (Lowes/Dawn). With limited guest parking spots there will be excessive street parking on both Lowes and Dawn. This will limit current resident street parking, cause safety concerns with traffic, affect children/pedestrian safety and snow removal in winter. Visitors that hike in Preservation park will have limited (if any) options of parking on the street. We would like to request the number of units be reduced to 30 and the number of parking lots increased to 30 to allow one visitor / unit.
- 2) Increased traffic in the Lowes/Dawn/Gordon area. Gordon St is already extremely congested and these units will increase traffic and contribute to increased traffic accidents. In addition to reducing the number of units we are asking for speed bumps on Lowes and Dawn Ave as many children ride their bikes and play in the area and the excessive traffic will promote residents in the new area to “cut through” Dawn Avenue making the roads even more congested and dangerous if driving fast.
- 3) Water issues – water pools at the end of Dawn Ave, how will the new development affect the water table and water flow? The water table in this area is extremely high and may be impacted by further mass development.
- 4) The specialized zoning regulations should not be given, the current zoning bylaws include a minimum front yard 6 m, minimum distance between buildings both with windows to habitable rooms to be 15 m, minimum distance between a private amenity area and a building with windows to habitable rooms to be 10.5 m.
- 5) We are very concerned and would like to see fewer townhouses with double garages that appeal to families not just renters and investment properties.
- 6) We would also ask that the developer add a park to allow a play area for the neighborhood.
- 7) We would like to be included in all correspondence/notices with reference to this development.

Sincerely,

Troy and Luisa Byrne

Dawn Avenue

To the Mayor and Councillors of the City of Guelph

- Part 1.

Petition contact person: Joan Ferguson

Telephone Number:

Address:

- Part 2.

The petition of the Residents of Lowes Road, Dawn Ave, Zess Ct, Gordon St, Revell Dr, Vaughn St. and immediate area.

- Part 3.

We opposed the Proposed Zoning By-Law Amendment for 19-59 Lowes Road West for the following reasons:

1. 60 specialized residential cluster townhouses to replace 6 homes causes a lot of issues for a neighborhood. First issues being increased traffic and noise. With 60 homes being introduced into our neighborhood, or any neighborhood would cause increased traffic flow and increased noise levels.
2. Parking issues. With new developments builders do not give an accurate measure for the needed parking. Each home will have 1 parking space and a garage parking, but only 8 additional or guest parking, plus two accessible spaces. If a household has 3 vehicles, there is no place for the 3rd car. Also if one of the residents has a larger vehicle it will not fit in the garage or the driveway. Vehicles with these issues be forced to park on-street.
 - Example: Development on Poppy Drive
 - Example: Gosling Gardens
 - Example: Trafalgar Court
 - Example: Vaughn Street
3. Water Table. It appears that the water table was tested only on Lowes Road. The water table on Dawn Avenue is effected by Lowes Road. When there is heavy rain the water runs down Lowes Road towards Dawn, then down Dawn toward the Conservation. The cul-de-sac on Dawn Ave will flood in heavy storms. The water table is directly affected by all construction projects. We were told when the Solstice building was built the water table issues would lessen. This has not happened. Our fear, if this new development proceeds

it will force the water table to shift and cause further issues for Dawn Road Residents. Is there a guarantee that the City or Builder will compensate homeowners or fix any issues caused by this development? There are no storm sewers on Dawn Ave north of Lowes, towards the conservation. Will the builder or the City be installing storm sewers at their cost? And not the cost of the residents! We would like to see further studies to show the cause and effect of this proposed development on Dawn Ave and the conservation.

4. **Wildlife.** We have a unique neighborhood. We have various types of wildlife, from deer to salamanders, include Jefferson Salamanders in the area. We want to know what the City and the Builder will do to protect the wildlife and preserve our unique area.
5. **Tree Loss.** With all new developments, full grown trees are cut down. Will the Builder be replacing full grown trees with full grown trees?

- **Part 4**

The attached list of petitioners therefore request that the Council and Mayor review our concerns and prevent or vote against the proposed Zoning By-Law Amendment for 19-59 Lowes Road West.

Petition to Stop Proposed Lowes Rd Zoning By-Law Amendment

Petition summary and background:

Residents near 19-59 Lowes Road opposed the Zoning By-Law Amendment: for 60 Unit Cluster Townhomes.

Action petitioned for:

We the undersigned, are concerned citizens who urge our leaders to act now to stop this proposed Zoning Amendment on Lowes Road.

50 Signatures Received

*pages 3 – 7 of this document, which contained the petition, have been removed to protect the personal information of signees

Vaughan St Townhomes

Page
8
of
20



CARS that don't
fit in garage or
Driveway - Park
on street!





Trafalgar Court

- parking issues
- extra vehicles park on Goodwin

Page 100b 20
- Extra vehicles
park on road



Hasler Cres
Townhomes





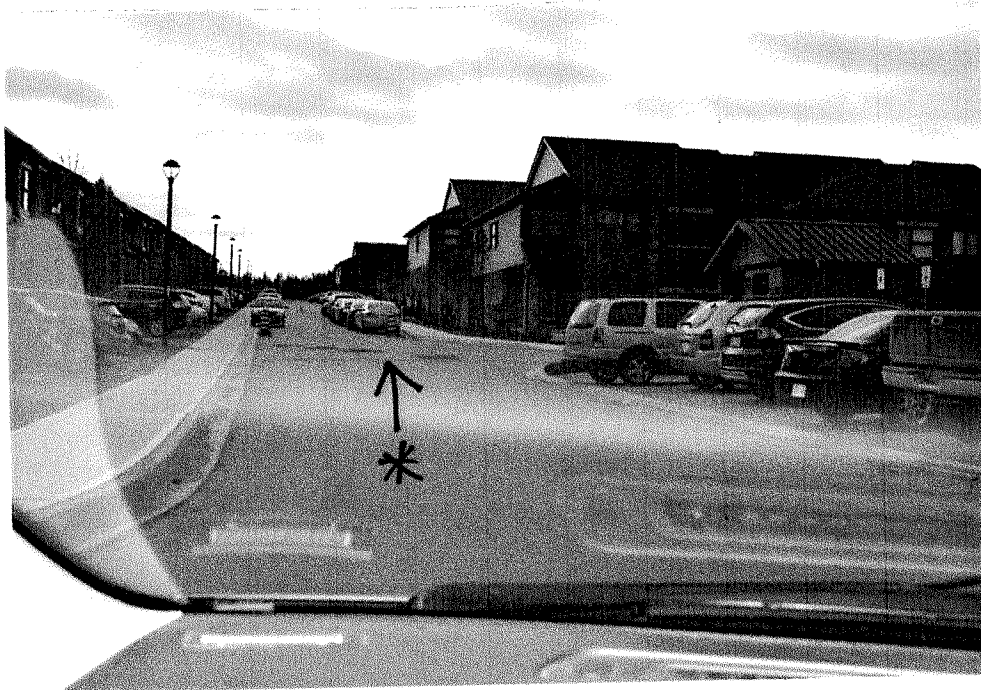
Poppy Drive - Townhome Development
60 plus townhomes - Major parking issues

Poppy Drive - Townhome Development

Page
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of
20



- 60 plus townhomes
- one garage , plus ① parking space in driveway



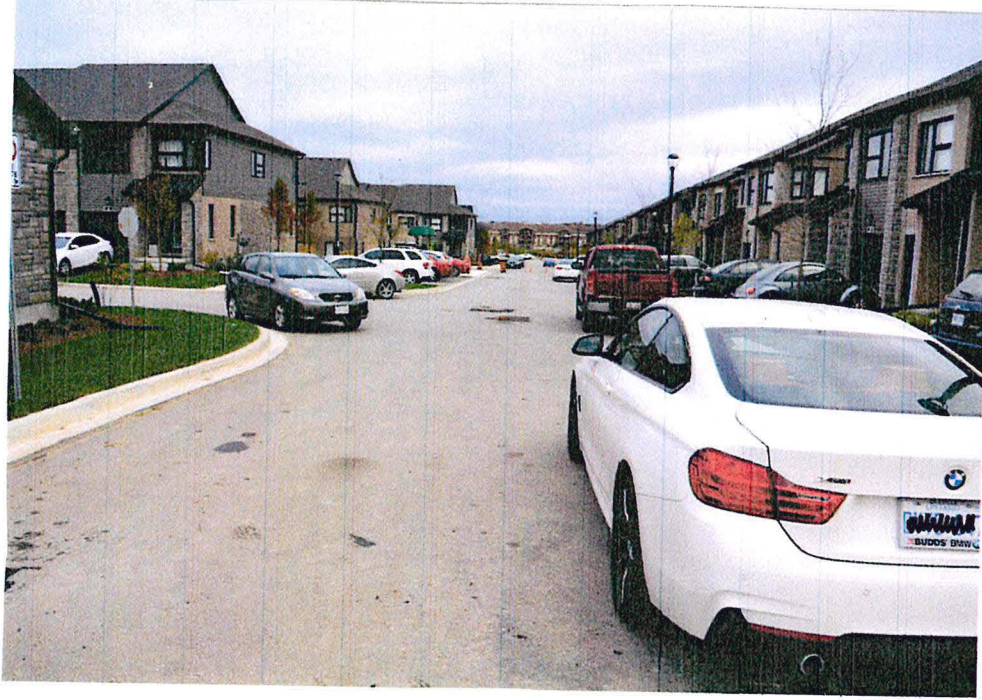
* Cars that do not fit in driveway or garage , or homes that have ③ cars -
Park on street, or NOT ENOUGH VISITOR'S Parking

Trucks -
parking across
paved pathway
in order to fit
in Driveway !



Poppy Drive
Townhomes
- parking
issues

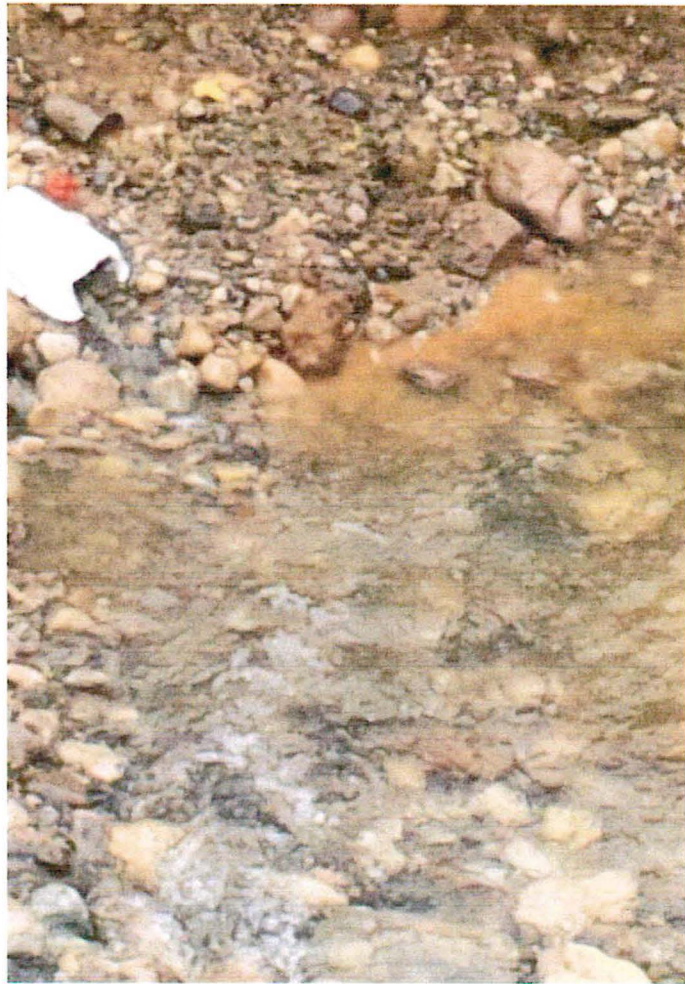




Poppy Drive
Town home
- parking issue

Cars parking
on street
- when Fire Route
goes in where
will they park?

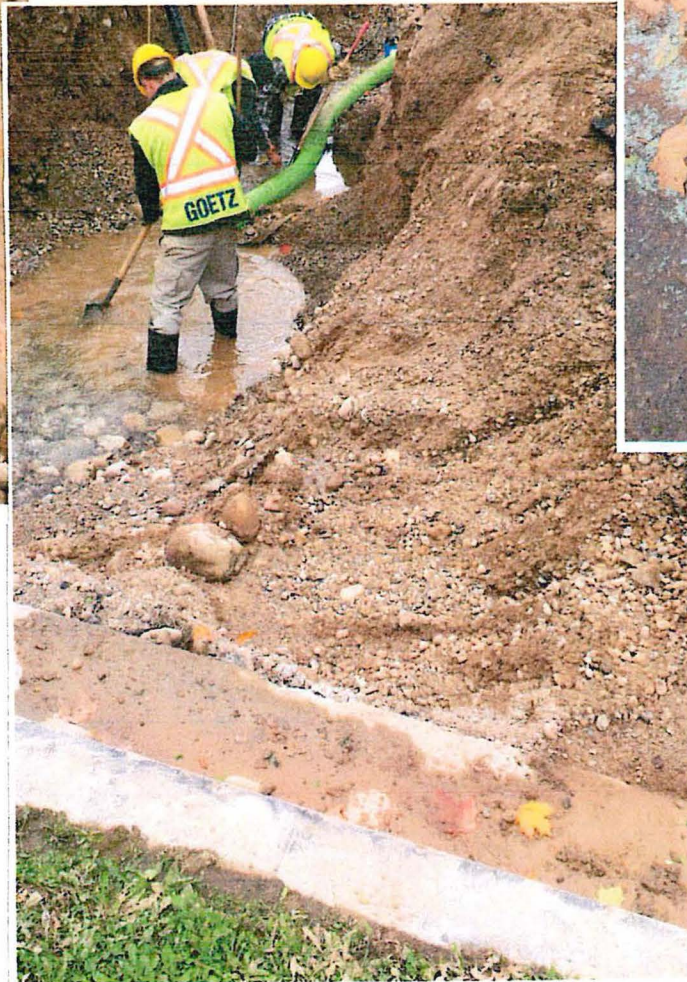




Dawe Ave Water Table

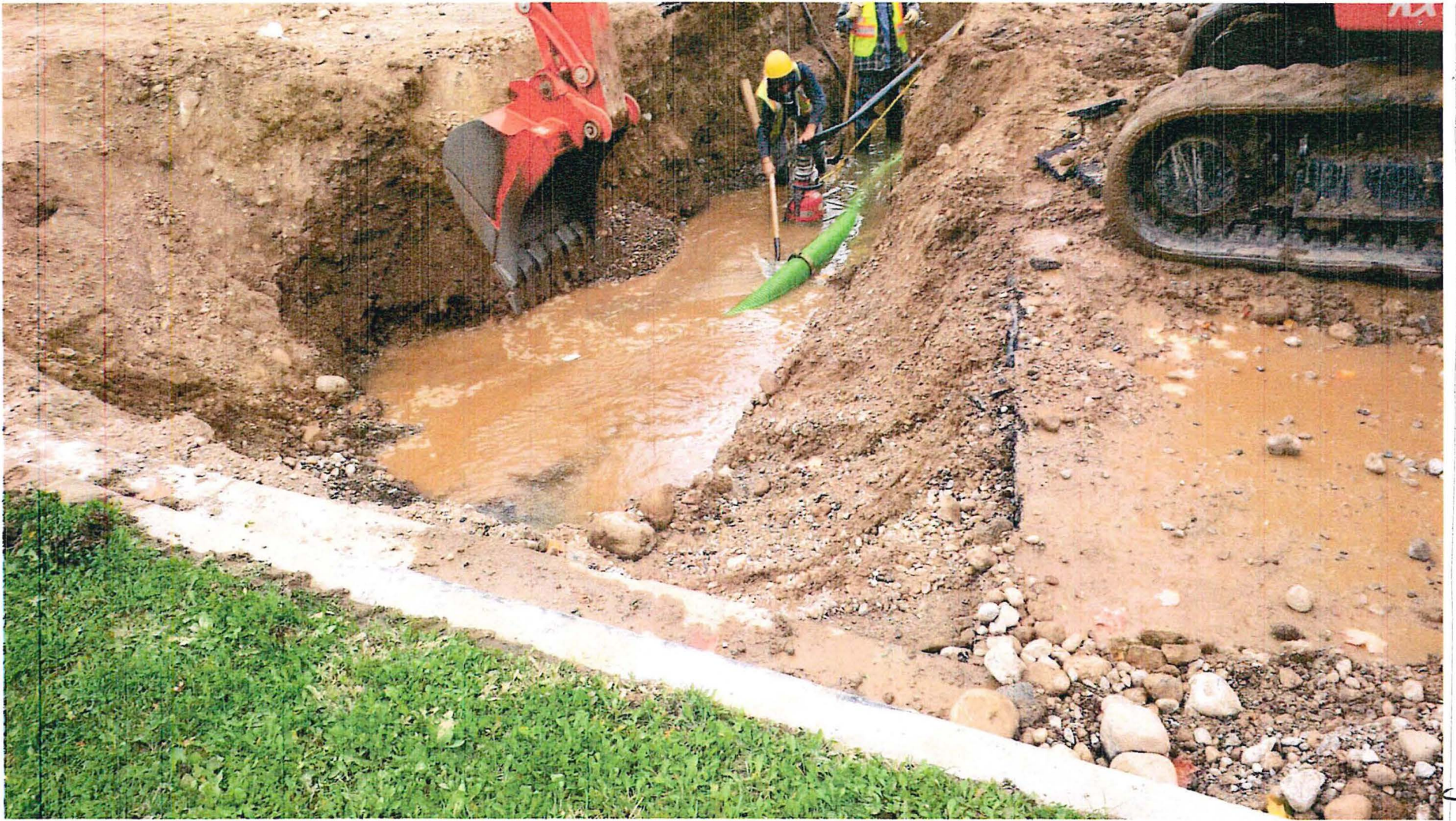
- During storms water runs down Lowes Rd towards Dawn Ave. The water then runs down Dawn Ave towards the conservation.
- Water Table in area is extremely High!

WATER TABLE DAWN Ave



Water Service
connection for
107 Dawn Ave
- water table too high
to connect to
main line

Water was
seeping in
faster than
they could
pump it out!



Water Table Issues Dawn Ave
- changes to Lowes Rd Lots and tree removal.
Will increase water issues for Dawn Residences.
What will the Builder and City do to prevent this?



Water Table
Levels
on Dawn Ave

Photo 10 of 20



Storm Water on Dawn Ave

↑
Water Line
Flooding
Roadway

Damn Road Flooding
During Storm !

↑
Water Line

Damn 2x of 20.

November 9, 2016

City Council
Guelph City Hall
1 Carden Street
Guelph, ON
N1H 3A1

Sent by email:
clerks@guelph.ca
mark.mackinnon@guelph.ca
karl.wettstein@guelph.ca

Re: Proposed Development at 19-59 Lowes Road West, Guelph
File: ZC1615

We reside at Zess Court with our family, including three young children. Our house is located directly to the north of the proposed property development at 19-59 Lowes Road West. We live in a Reid's Heritage built home and neighbourhood and appreciate the thought that they have put into their communities. We also recognize and appreciate that they have made designs for the proposed development complex with our presence and proximity in mind. In that light, we'd like to provide the following comments and concerns regarding the proposed development:

Trees

We are concerned about the number of trees to be removed. While it appears that the proposed development is generally maintaining the trees at the perimeter of the property, there is a cluster of trees (#59-62 and 64) that while listed as generally being in good health and medium structural condition, are scheduled to be removed 'due to development' directly behind our property,.

While we understand that there is a replacement plan to be implemented, the replacement trees will be smaller in size and cannot replace the benefits of the current mature trees. Several of the trees (in particular #59-62) do provide a privacy screen and a wind break as the back of our property is extremely windy under certain weather conditions. We understand from the Urban Design Brief that minimum wind impact is anticipated from the development, however, wind impact due to the removal of the trees does not appear to have been considered and this remains a concern for us.

Within the last few years, while the properties along Lowes Road were being considered for development by the current owners, a significant number of the existing trees were removed in two (2) phases. This initial tree removal has resulted in significantly increased noise and light transmission from the neighbouring properties and surrounding area. For example, traffic sound that was never before heard from Gordon Street, is now constant and prominently heard throughout our property. The removal of additional trees will only serve to exacerbate the problem. In addition, it does not appear that the initial tree removals were taken into account in the tree compensation outlined in the Urban Design Brief for this site.

Site Lighting

We are concerned about the placement and type of lighting to be provided throughout the development. In particular, the lighting around the visitor parking area would be quite close to the residential properties on the north side of the site. We are concerned that there will be additional light pollution negatively impacting our living spaces and affecting the natural light/dark levels.

Garbage Area

The concept plan does not indicate whether there will be a central garbage area or whether collection will be on an individual unit basis. With the units being as small as they are, they will likely not have room to store individual garbage/recycling bins, unless they are stored at the exterior of the units (resulting in aesthetic and odour issues) or in the garages, in which case, where do the cars park?

Vehicles

Parking for each unit is to be provided by the single car garage and single car driveway space, as well as 12 visitor parking spots. While we understand that the parking provided complies (and exceeds) the current Guelph By-Laws, we all know that in reality, cars are rarely parked in garages, in addition, most families have two (2) cars. This will result in an overflow of cars parked in the visitor parking and around the internal roadway system of the complex. This will affect not only the useability of the internal roadway system but negatively affect the aesthetics of the complex overall, which is directly in our view.

We are also concerned that if there is insufficient parking available at the complex then neighbouring streets will be used as overflow parking. If Zess Court and adjacent streets are used as overflow parking, then our concern is one of overcrowded streets as well as the possibility that our property (which is not fenced) will be used as a shortcut for pedestrian traffic to and from the proposed development.

With internal roadways being potentially congested, will there be sufficient accessibility/maneuverability for emergency vehicles in times of need?

We are also concerned with the dispersion from car headlights and noise from vehicular traffic throughout the complex negatively affecting our enjoyment of our property.

Density

We live in a mixed neighbourhood with single family and townhouses, but it is mainly a family neighbourhood. By the small sizes of units proposed, as well as from observations of similar current developments, the majority of these units will likely be bought by investors and used as rental units and student housing. Rental/Student housing units tend to be less well maintained, and depending on the occupants, can be quite loud. We need to encourage the creation of owner and family occupied housing where residents are invested in creating a calm and respectful neighbourhood and a sense of community.

Stormwater Area

We are concerned that the stormwater area immediately adjacent to our property will be a stagnant pond and create a breeding ground for mosquitos and other vermin.

We appreciate your consideration in this matter,

Joanne and Trevor Gonsalves