

# Community Engagement Report

303, 309, 317 Speedvale Avenue East

Official Plan Amendment

Zoning By-law Amendment

January 2024

# Table of Contents

- 1. Description of the Proposal ..... 3
  - 1a. Official Plan Amendment ..... 4
  - 1b. Zoning By-law Amendment ..... 4
- 2. Date and Location of the Meeting ..... 4
- 3. Summary of Public Comments ..... 5
- 4. Response to Community Feedback ..... 7
- 5. Conclusion ..... 9

# 1. Description of the Proposal

On Thursday January 4<sup>th</sup>, 2024, Habitat for Humanity Guelph Wellington hosted a Neighbourhood Meeting to discuss a proposal for a residential development located at 303, 309, 317 Speedvale Avenue East (the “Site”) and to receive public input.

The proposal, as presented at the Neighbourhood Meeting is to rezone the Site, which is 0.26 hectares in size, to permit a residential development. The proposal includes a 6-storey building with 48 residential units and 48 surface level parking spaces. Units within the building are proposed to be a mix of 1-bedroom, 1-bedroom + den, 2-bedroom, and 3-bedroom units.

The proposed development includes 48 surface level parking spaces, comprised of 40 residential parking spaces, 3 visitor parking spaces, 3 electric vehicle parking spaces, and 2 accessible parking spaces.

The proposed building will be accessed off Manhattan Court on the east side of the property.

The proposal presents an opportunity to create affordable housing options in the City of Guelph. The proposal also features a solar energy component on the rooftop of the building and a universal design component throughout the proposed development.

The Site is shown in Figure 1 below and is currently in use as single-detached residential dwellings and mixed office/ commercial space.



Figure 1: Site Location Map: 303, 309, 317 Speedvale Avenue East

## 1a. Official Plan Amendment

The Site is currently designated Low Density Residential under the Schedule 2 Land Use Plan in the City of Guelph Official Plan. The proposed designation for the Site is Medium Density Residential with site-specific policies.

## 1b. Zoning By-law Amendment

The Site is currently zoned as Residential Single Detached (R.1B) and Office Residential (OR-36) under Zoning By-law (1995)-14864. The proposed zoning for the Site is General Apartment (R4A) under Zoning By-law (1995)-14864. City Council adopted a new city-wide Zoning By-law (2023)-20790 on April 18, 2023. The new zoning by-law is under appeal and is not yet in effect. The Site is currently zoned Low Density Residential (RL.1) and Convenience Commercial (CC.3) under Zoning By-law (2023)-20790. The proposed zoning of the Site is Medium Density Residential (RM.6) under Zoning By-law (2023)-20790.

A Zoning By-law Amendment is proposed to amend the provisions of both Zoning By-laws to permit the proposed development.

At the time of the Neighbourhood Meeting, no application has been made for the Official Plan Amendment or Zoning By-law Amendments, nor has a decision been made by the City of Guelph.

## 2. Date and Location of the Neighbourhood Meeting

The Neighbourhood Meeting was held on Thursday January 4<sup>th</sup>, 2024, from 6:30 p.m. to 8:30 p.m. The meeting was held in Activity Room #3 at the Evergreen Seniors Community Centre located at 683 Woolwich Street in Guelph. Meeting notices were mailed on December 21<sup>st</sup>, 2023, to all homeowners of properties within 120-metre site radius, to the mailing addresses provided by the City of Guelph staff.

The purpose of the Neighbourhood Meeting was to engage the public early in the process and allow feedback and comments to be received. The format of the meeting included a presentation outlining the project, including a concept plan, elevations, floor plans, and universal design and solar energy principles that are proposed to be featured on the project.

Eleven neighbourhood residents and two City of Guelph planners attended the meeting. The meeting was presented by Ryan Deska, Director of Community Engagement and

Development from Habitat for Humanity Guelph Wellington and Nick Dyjach, Planner from Strik, Baldinelli, Moniz Ltd.

### 3. Summary of Public Comments

The following table summarizes the main themes and comments heard during the Neighbourhood Meeting. The comments that were made repeatedly in the meeting are noted with an asterisk.

Key Theme	Summary of Comments
Site Access	<ul style="list-style-type: none"> <li>• Participants asked about the proposed access off Manhattan Court and how the left turns onto Manhattan Court will be accommodated, as there is not presently a centre turn lane.</li> </ul>
Parking	<ul style="list-style-type: none"> <li>• Participants suggested that the proposed number of parking spaces is inadequate for the proposed number of residential units. *</li> <li>• Participants suggested that underground parking should be an option.</li> <li>• Participants noted that visitors to the proposed development will park on Metcalfe Street.</li> <li>• Participants asked where construction crews will park while working on the proposed development.</li> </ul>
Traffic Impacts	<ul style="list-style-type: none"> <li>• Participants were concerned about the potential increase in traffic volume due to an increased number of people living in the area. *</li> <li>• Participants asked how the influx of students and peak periods of traffic for school crossings will be controlled.</li> <li>• Participants asked what traffic calming measures will be in place to reduce traffic impacts. *</li> </ul>
Built Form	<ul style="list-style-type: none"> <li>• Participants suggested that the proposed building design is unattractive and that the proposed building should be a statement piece for Habitat for Humanity. *</li> <li>• Participants prefer the building to be 3- or 4-storeys tall. *</li> <li>• Participants asked how high the racking off the rooftop will be for the solar panels proposed on the roof of the building.</li> </ul>

Green Space	<ul style="list-style-type: none"> <li>• Participants were concerned about the lack of green space on the proposed plan. *</li> <li>• Participants highlighted that the legacy trees on the site provide shade and cooling relief for surrounding houses.</li> </ul>
Lighting + Noise Impacts	<ul style="list-style-type: none"> <li>• Participants suggested that the lighting on the proposed development be focused on the subject site and not enter the houses in the surrounding area. *</li> <li>• Participants were interested in how noise factors will be considered.</li> </ul>
Privacy	<ul style="list-style-type: none"> <li>• Participants noted that the windows of the proposed building will face into the surrounding houses.</li> <li>• Participants wanted to know how the site will be divided from the surrounding properties. Participants preferred not to have a chain-link fence, as it does not contribute to the privacy of the surrounding houses.</li> </ul>
Site Servicing	<ul style="list-style-type: none"> <li>• Participants asked where the snow from the surface parking lot will be removed to.</li> <li>• Participants asked what the drainage strategy for the site will be to manage run-off and snow accumulation. *</li> <li>• Participants noted that the pipeline infrastructure needs to be considered to accommodate the proposed development.</li> <li>• Participants wanted to know how construction of the proposed development will be coordinated with other nearby construction projects.</li> <li>• Participants noted flooding on Metcalfe Street is an issue and asked how the site will prevent the situation from worsening. *</li> <li>• Participants suggested including permeable surfaces on the subject site to promote infiltration.</li> </ul>
Location	<ul style="list-style-type: none"> <li>• Participants asked why this location was chosen for the project.</li> </ul>
Schools	<ul style="list-style-type: none"> <li>• Participants noted that schools in the surrounding area will see an increase in students attending the schools.</li> </ul>
Rental Units	<ul style="list-style-type: none"> <li>• Participants asked if there are provisions in the contracts that prevent Habitat families from renting out the units.</li> </ul>

Timeline	<ul style="list-style-type: none"> <li>Participants were interested in the timelines for the project, including anticipated marketing date, building permit application submission, and construction of the building. *</li> </ul>
Pest Control	<ul style="list-style-type: none"> <li>Participants asked how pests will be controlled in the surrounding area due to the presence of waste bins.</li> </ul>

### 4. Response to Community Feedback

The following section outlines responses and considerations to the proposed development from the comments heard during the Neighbourhood Meeting.

#### *Parking*

Participants suggested that the proposed number of parking spaces is inadequate for the development. A Parking Justification is included in the Planning Justification Report that is prepared in support of the OPA and ZBA applications to provide reasoning as to why the proposed number of parking spaces is adequate for the development.

Participants asked where construction crews will park when working on the proposed development. Parking plans of the construction crews are to be included in the Construction Logistics Plan that will be submitted alongside the Site Plan Application.

#### *Traffic Impacts*

Participants presented their concern about the potential traffic volume increase in the surrounding areas due to an increase in the number of people living in the area. To ensure that the traffic impacts are reviewed and limited, where possible, a Traffic Geometric Plan is prepared in support of the OPA and ZBA applications.

#### *Built Form*

Participants suggested that the proposed building design is unattractive. The applicant, alongside its design team, will review how to make the proposed building design more attractive and a statement piece for Habitat for Humanity. This may include the use of a variety of materials, textures, and colours. The Building Elevations for the proposed development are included with the OPA and ZBA application submission.

### *Green Space*

Participants were concerned about the lack of green space on the proposed plan during the Neighbourhood Meeting presentation. To ensure that green space and landscaping is considered on the subject site, the applicant is providing a Tree Inventory and Preservation Plan and a Landscape Plan with the OPA and ZBA application submission.

Participants were concerned about removing the legacy trees on the subject site, as they provide shade and cooling for the surrounding houses. As a part of the OPA and ZBA applications, a Sun/ Shadow Study is included in the submission to the City of Guelph.

### *Lighting + Noise Impacts*

Participants suggested that the lighting on the proposed development be only focused on the subject site and not have an impact on the surrounding houses. The applicant is providing a Photometric Plan as a part of the Site Plan Application, to illustrate that the proposed lighting for the development remains on the Site.

Participants were interested in how the noise from the proposed development will impact the surrounding houses. As a part of the OPA and ZBA applications, a Feasibility Noise Study is included in the submission to the City of Guelph.

### *Privacy*

Participants wanted to know how the subject site will be divided from the surrounding properties. The applicant is proposing to include various plantings and fencing to separate the Site from its neighbours to offer privacy and contribute to the aesthetics.

### *Site Servicing*

Participants asked where the snow from the surface parking lot will be removed to. The Site Plan of the Site illustrates snow storage on the westerly side of the surface parking lot.

Participants asked what the drainage strategy for the Site will be and how the Site will prevent the flooding situation on Metcalfe Street from worsening. As a part of the OPA and ZBA application submissions, the applicant is providing a Functional Servicing Report, a Stormwater Management Report, a Grading and Drainage Plan, and a Site Servicing Plan.

### *Location*

Participants were interested in why this location was chosen for the proposed development. The subject site location of the proposed development is an appropriate



option for the applicant and its future homeowners because it provides walkability and cycling-ability within the community, as most of the required amenities, schools, parks, and transit facilities are nearby. This, in turn, limits the need for a vehicle, which is a costly addition for many families.

### *Timeline*

Participants inquired about the proposed timelines for the proposed development. The timelines are dependent on one another, as the applicant is required to follow the City of Guelph's development application process. Each step of the process includes the applicant adhering to the City of Guelph's policies, procedures, and design requirements.

### *Pest Control*

Participants asked how pests will be controlled in the surrounding area. The proposed development is implementing a waste management strategy that complies with the City of Guelph's Waste Collection Guidelines for Multi-Residential Developments to ensure waste is stored, accessed, and removed effectively.

## **5. Conclusion**

The Neighbourhood Meeting produced some insightful comments and feedback surrounding parking, traffic impacts, built form, green space, lighting and noise impacts, privacy, site servicing, and timelines. The proposed development has reviewed, considered, and incorporated the neighbourhood feedback in their OPA and ZBA application submission.