

# City Council - Planning Meeting Agenda

**Consolidated as of March 16, 2018**



**March 19, 2018 – 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](http://guelph.ca/agendas).

**Changes to the original agenda have been highlighted.**

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## **Open Meeting – 6:30 p.m.**

O Canada

Silent Reflection

First Nations Acknowledgment

Disclosure of Pecuniary Interest and General Nature Thereof

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## **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-2018.29                      7 and 9 Eden Street Proposed Zoning By-law Amendment (File: ZC1618) - Ward 4**

#### **Recommendation:**

1. That the application by Van Harten Surveying Inc. on behalf of Juzef and Stanislawa Kuzyk, the owners of the of the property municipally known as 7 Eden Street, and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lots 8 and 9, Registered Plan 206 , City of Guelph and the owners of the property municipally known as 9 Eden Street and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lot 9, Registered Plan 206 for approval of a Zoning By-law Amendment application to change the zoning from "Residential Single Detached" (R.1B), to a "Specialized Residential Single Detached with Holding Provisions" (R.1B-49(H)) Zone, to permit the development of a coach house in addition to the existing single detached residential dwelling and accessory apartment on the subject lands be approved in accordance with the zoning regulations and conditions in ATT-3 of the Infrastructure, Development and Enterprise Report 2018-29 dated March 19, 2018.

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 7 and 9 Eden Street.
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**Public Meeting to Hear Applications  
Under Sections 17, 34 and 51 of The Planning Act**

(delegations permitted a maximum of 10 minutes)

**IDE-2018-15**

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

**Staff Presentation:**

Michael Witmer, Development Planner II

**Delegations:**

Hugh Handy, GSP Group Inc., on behalf of applicant (presentation)

Peter Kastner

George Cherry

Terrance Manning

Adam Campbell

**Correspondence:**

Peter Kastner

Charlene Lloyd, on behalf of Wellington Condominium Corporation 180

Terrance Manning

Michele Berg

Barbara Lane, on behalf of Wellington Condominium Corporation 83

Adam and Sylvia Campbell

Linda Beale, on behalf of Wellington Condominium Corporation 85

David and Lynda Honsinger

Patrick Stiles

**Staff Summary** (if required)

**Recommendation:**

That Report IDE 2018-15 from Infrastructure, Development and Enterprise dated March 19, 2018 regarding a proposed Zoning By-law Amendment application (ZC1710) from GSP Group Inc. on behalf of Reid's Heritage Homes, RHH Property Management Ltd. and 883928 Ontario Ltd. to permit a 102-unit, six (6) 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, be received.

**Staff Presentation:**

Katie Nasswetter, Senior Development Planner

**Delegations:**

Hugh Handy, GSP Group Inc., on behalf of applicant (presentation)

Celine Akram

**Correspondence:**

Jovanka Smiljanic-Jazic

Sean McCutcheon

Greg de Vos

Boyko Kabakchiev

Sarah Schoettler

Mary and Dustin Hughes

Edith Beke

Gerald P. Tot

Lisa Curtis

Dave and Diane Barber

Shirley and Thomas Coad

Stephen Jamieson, Beryl Holtam, Mary Jo van Boxmeer

Zakir Akram

Celine Akram

**Staff Summary** (if required)

**Recommendation:**

That Report IDE 2018-25 regarding a proposed Zoning By-law Amendment application (ZC1711) from GSP Group Inc. on behalf of Reid's Heritage Homes to permit a residential development on the property municipally known as 98 Farley Drive and legally described as Block 64, Registered Plan 61M-65, City of Guelph be received.

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**Special Resolutions**

**By-laws**

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

That by-laws (2018)-20252 to (2018)-20257 inclusive, are hereby passed.

By-law Number (2018)-20252	A by-law to remove Part Lot Control from Block 19, Plan 61M-206 designated as Parts 1 to 8 inclusive, Reference Plan 61R-21281 in the City of Guelph and Blocks 14, 15, 16, 17, 20, 21, and 22, Plan 61M-206 designated as parts 1 to 70 inclusive, Reference Plan 61R-21282 in the City of Guelph.
By-law Number (2018)-20253	A by-law to dedicate certain lands known as Part of Block 38, Plan 61M198, designated as Part 1, Reference Plan 61R-21284, City of Guelph as part of Gosling Gardens.
By-law Number (2018)-20254	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 property known municipally as 7 Eden Street, and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lots 8 and 9, Registered Plan 206, City of Guelph and part of the property municipally known as 9 Eden Street and legally described as Part of Lot 16, East of Galt and Guelph Railway, Registered Plan 52; Part of Lot 9, Registered Plan 206, City of Guelph, to permit the development of a coach house in addition to the existing single detached residential dwelling and accessory apartment on the subject lands (File #ZC1618).
By-law Number (2018)-20255	A By-law to authorize the execution of an agreement with Her Majesty the Queen in Right of the Province of Ontario as represented by the Minister of Transportation for the Province of Ontario in respect of funding under the Ontario Municipal Commuter Cycling Program. (OMCC)
By-Law Number (2018)-20256	A by-law to remove Part Lot Control from Part of Block 221, Part Lots 98 and 99, Plan 61M18 designated as Parts 1, 2, 3 & 6, 7, 8, 9, 10, 11, Reference Plan 61R-21034 in the City of Guelph.

By-Law Number (2018)-20257	A by-law to confirm the proceedings of a meeting of Guelph City Council held March 19, 2018.
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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**

# 1533 to 1557 Gordon Street & 34 Lowes Road West

Zoning By-law Amendment Application

Reid's Heritage Homes  
Public Meeting – March 19, 2018



Gordon Street Elevation



[illegible]



# Site Photos



Looking West from Gordon Street



Looking South from Lowes Road

Gordon and Lowes – ZC1710  
March 19, 2018



# Surrounding Neighbourhood







98 Farley Drive – ZC1711  
March 19, 2018



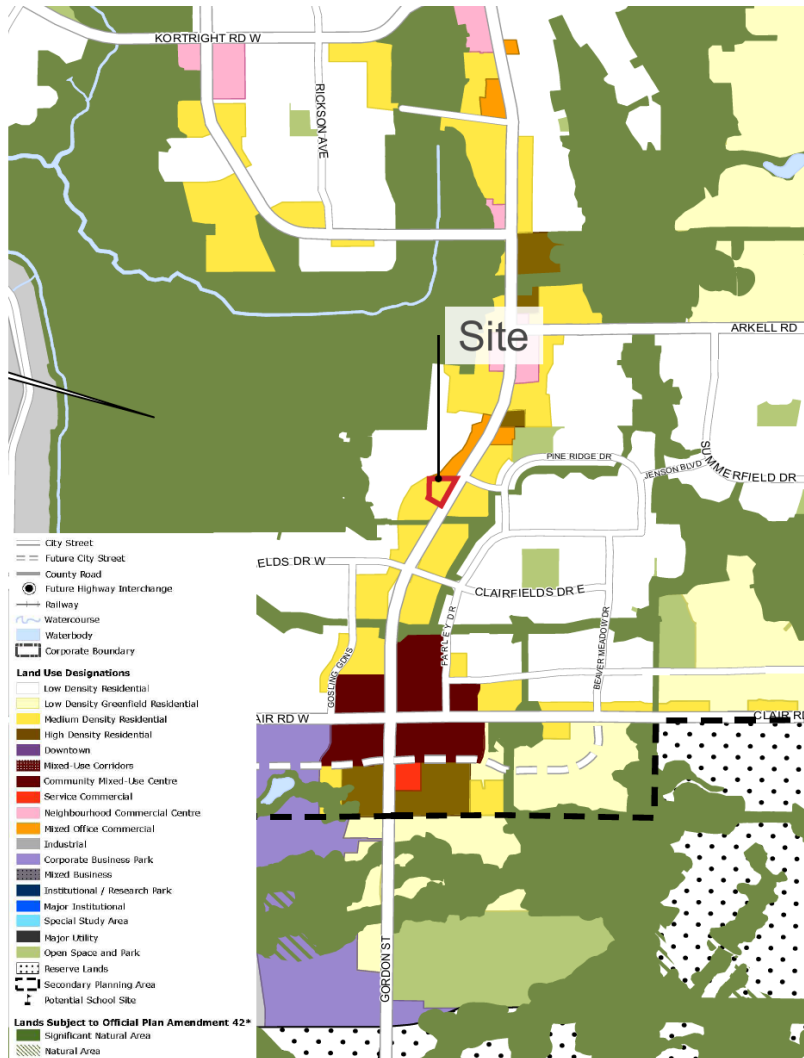
# Official Plan



- Site is within an Intensification Corridor
- 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)
- Increased density permitted with bonusing



# Development Concept



Gordon and Lowes – ZC1710  
March 19, 2018

# Proposed Elevations

Reid's  
**Gordon & Lowes**  
New Development  
Guelph, ON  
October 3rd, 2017



**Looking Southeast**

Perspective View - Main Entrance

Gordon and Lowes – ZC1710  
March 19, 2018



# Proposed Elevations

Reid's  
**Gordon & Lowes**  
New Development  
Guelph, ON  
October 3rd, 2017



**Looking South**

Perspective View from Gordon Street

Gordon and Lowes – ZC1710  
March 19, 2018





# Proposed Elevations

Reid's  
**Gordon & Lowes**  
New Development  
Guelph, ON  
October 3rd, 2017



Aerial View

**Aerial View**

MARTIN**SIMMONS**   
ARCHITECTS

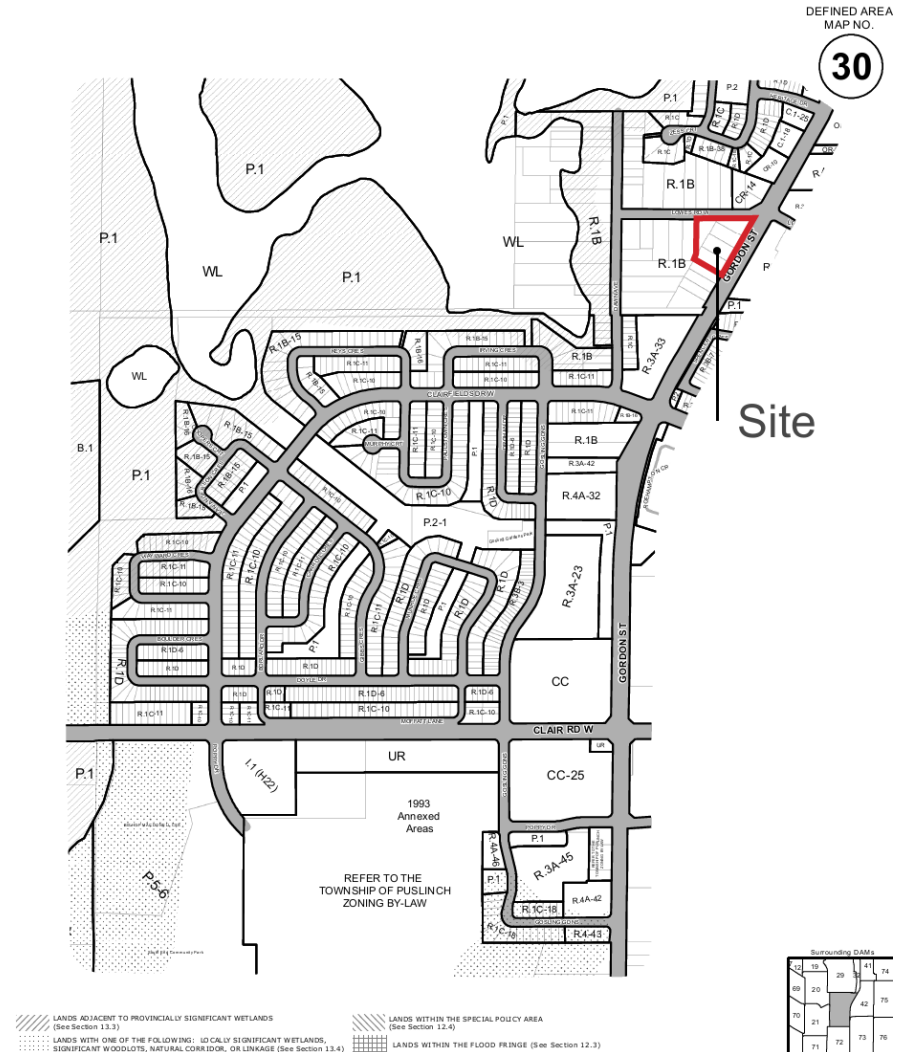
Gordon and Lowes – ZC1710  
March 19, 2018





# Zoning By-law Amendment

- Proposes to re-zone the property to General Apartment (R.4A) with site specific regulations, including:
  - A maximum density of 119 units per hectare (100 uph permitted)
  - Minimum exterior side yard (Gordon Street) of 4.0 metres (6 metres required)
  - Minimum rear yard setback of 9.7 metres (20.2 metres required)
  - Minimum common amenity area of 1630 m<sup>2</sup> (2240 m<sup>2</sup> required)
  - Minimum landscaped open space of 2950 m<sup>2</sup> (3440 m<sup>2</sup> required)
  - Minimum number of off-street parking spaces (including visitor) to be 1.2 spaces per unit (123 spaces) (133 spaces required)
  - Maximum floor space index of 1.24 (FSI of 1 permitted)
  - Maximum angular plane of 46 degrees to Gordon Street (45 degrees permitted)
  - Maximum angular plane of 50 degrees to Lowes Road West (45 degrees permitted)



# 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

# Comments/Questions to Date

- Number of site specific zoning requests
- Noise
- Traffic
- Shadow Impacts
- Impact on property values, living conditions and lifestyle

# Conclusions

- Consistent with the Provincial Policy Statement
- Conforms with the Growth Plan
- Generally conforms with the policies of the Medium Density Residential designation in the City Official Plan
- Located on an Arterial Road
- Site is identified for Intensification
- Transit-supportive, pedestrian friendly within close proximity to jobs, commercial and recreational uses



# Questions?



9 March 2018

Cameron Guthrie, Mayor  
City Hall  
1 Carden Street  
Guelph, ON N1H 3A1

Dear Sir,

**Re: Zoning By-law Amendment – 1533-1557 Gordon Street & 34 Lowes Road West**

The subject property is located diagonally across the intersection from Wellington Standard Condominium Corporation Number 180 (WSCC 180) having a property address of 24 Lowes Road. The Corporation has outlined below a few of the many concerns it has regarding the proposed numerous amendment zoning regulations contained in the application:

1. The proposed apartment building will be a continuous 6-story wall of brick, concrete and glass equivalent to the length of a football field within a few meters of the sidewalk.
2. As outlined in the Notice of Complete Application the area in question is completely surrounded by two story single detached and cluster townhouses. This building will not be compatible with the rest of the immediate community
3. City council determined that a series of cluster townhouses immediately to the north of the proposed project will be much more compatible with the community than additional 5 – 6 story buildings
4. The further permanent increase in pedestrian, vehicular traffic and noise level the proposed project will bring to an already heavily travelled and congested roadway/walkways into the city.
5. A period of approximately 2 years of further building and infrastructure disruption endured by residents and traffic for the past few years as other multi unit buildings were under construction.
6. The Gordon Street corridor has contributed significantly already to the City's desire to create additional housing



The Corporation sincerely requests councillors take into consideration the serious impact this proposal will have on the immediate community and our desire to enjoy what our homes currently provide and reject the rezoning application.

A representative of WSCC 180 will be in attendance at the March 19, 2018 meeting.

Sincerely,

A handwritten signature in black ink, appearing to be "CL", written over a faint, larger "CL" watermark.

Charlene Lloyd, RCM  
Property Manager  
519-767-2060 x 226  
clloyd@inspirah.com

From: MANNING  
Sent: March-12-18 5:04 PM  
To: Mayors Office; mark.mackinnion@guelph.ca; Karl Wettstein  
Cc: Kerry Johnson; Charlene Lloyd; grannie. jannie; Clerks  
Subject: Opposition to a zoning change on Gordon

To: Cameron Guthrie, Mayor, City of Guelph Mark Mackinnon, Councillor Karl Wettstein, Councillor City Clerk's office, City of Guelph

Re: 1533-1557 Gordon Street & Lowes Road West File #ZC1710 Proposed Zoning By-Law Change

I, Terrance J Manning, a resident of . in the city of Guelph would like to raise my objection to the above stated proposed zoning change. While I have no objection to any reasonable development or redevelopment in our city, this particular change, which adds another "big box" apartment building on Gordon, does not make sense in my opinion including the following issues:

- 1) The proposed development of a large "square box" apartment" just a few meters off Gordon should not be acceptable in this residential area. It is simply not compatible with the surrounding residents. The surrounding residents which are two story single detached and cluster townhouses.
- 2) City council recently approved a series of "cluster townhouses" directly north of this proposed development. This is much more in keeping with the balance of our community.
- 3) Many apartments and condominiums have been build on Gordon Street the past few years. There are also still a number of developments in the work on or just off Gordon Street. This main access to our city is becoming very congested. Adding another big box apartment in this neighbourhood will simple increase vehicular traffic and noise on Gordon street adding to the congestion!
- 4) Construction of the proposed apartment will force disruption to residents and traffic for approximately 2 years. That's after the last many years of similar disruptions on Gordon.

I suggest the developers go back to the drawing board and reconsider the development of this block of land. I certainly would not object to a reasonable size townhouse development but a big box apartment in this neighbourhood is entirely unacceptable in my opinion.

Terrance Manning  
Resident



**From:** michael booth

**Sent:** March-13-18 10:03 PM

**To:** Clerks; Dan Gibson; Bob Bell; James Gordon; Andy VanHellemond; Phil Allt; June Hofland; Mike Salisbury; Christine Billings; Leanne Piper; Cathy Downer; Mark MacKinnon; Karl Wettstein; Mayors Office

**Cc:** peter@vestigocorp.com; Linda Beale

**Subject:** Proposed development at Gordon & Lowe

Mayor & council members

I live on \_\_\_\_\_ Street close to the proposed development. This development change is out of character with the existing detached homes and townhomes in the immediate area. Any future development should maintain the neighbourhood community that we currently enjoy today.

Such a large building will add significant noise and traffic to an already busy corridor. It will be very disruptive to the community having a negative impact to those currently living here with an investment in their community. Large buildings such as this attract a transient population and escalated crime results. Completely inappropriate for the community and unfair to those who purchased their property with intention of investing and participating in the community.

Please consider the points made above in your and do not approve this development. Having moved from an overdeveloped community, I know how poorly planned communities can destroy what was once a wonderful place to live. Ask yourselves if you were living in this area, would you welcome this development or expect any new development should take on characteristics of those buildings around it?

Thank you for your consideration.

Sincerely,  
Michele Berg

**From:** barbara lane  
**Sent:** March 14, 2018 1:11 PM  
**To:** Mayors Office  
**Cc:** Guido Sartor; Linda Moorhead; Margaret; the.irelands; Donna Nichol  
**Subject:** zoning for area 1533-1557

Good Afternoon Mayor Guthrie and all City Councillors:

As President of Wellington Condominium Corporation # 83, representing our Board of Directors and unit owners, I would like to go on record, as opposing the proposed Apartment Complex known as 1533 - 1557 Gordon Street and 34 Lowes Road. This building is not at all compatible to the surrounding neighborhood, and therefore should not be re-zoned to enable this project to continue.

We will be represented at the Public Meeting by Peter Kastner and Joe Kuropas on March 19th.

Yours Sincerely,

Barbara Lane

**From:** adam campbell  
**Sent:** March-14-18 1:33 PM  
**To:** Mayors Office; Clerks; Karl Wettstein; Mark MacKinnon  
**Cc:** peter; barbara lane  
**Subject:** RE: ZONING BY-LAW AMENDMENT APPLICATION -

Proposed 102 -unit apartment building 1533 - 1557 Gordon Street and 34 Lowes Road W.  
This is to advise you that we are strongly opposed to changing the Zoning for this property.  
This change will NOT BE COMPATABLE with the present housing structures in our  
neighbourhood.

Adam & Sylvia Campbell

\*\*\*\*\*

From: Linda Beale  
Sent: March 15, 2018 3:59 PM  
To: Mayors Office; Karl Wettstein; Phil Allt; Clerks; Dan Gibson; Bob Bell; James Gordon;  
June Hofland; Andy VanHellemond; Mike Salisbury; Christine Billings; Cathy Downer; Leanne  
Piper; Mark MacKinnon  
Subject: FileZC1710 - 1533 to 1557 Gordon Street Bylaw Amendment

March 15, 2018

Dear Mayor and Council,

I am writing on behalf of Condominium Corporation #85 at 1550 Gordon Street.  
Guelph is a community that offers an excellent quality of life for its residents. We risk destroying  
this, if I our eagerness to intensify the Gordon Street Corridor, we build in ways that are not  
compatible with existing neighbourhoods.

For this reason, the board of Condominium Corporation # 85 has resolved to oppose the zoning  
change from R1 to R4 for the site at 1533-1557 Gordon Street, File number ZC1710.

Thank you for your consideration of this matter.

Sincerely,  
Linda Beale, President

March 15,2018

Attention: Mayor Cam Guthrie, City Council, City Clerk

From: David and Lynda Honsinger

To: Mayor Cam Guthrie, City Council, City Clerk

We are putting forth our rejection of the proposal to amend the zoning for the properties currently listed as 1533-1557 Gordon St. and 34 Lowes Avenue from R1 to an R4A designation....

The proposed amendment to facilitate an apartment building (notably larger than the new zoning would permit or other buildings close to this area, as well as encroaching on all borders of the property beyond the current requirements for such buildings !!) is totally unacceptable.

The issues of traffic congestion, dirt and noise currently being endured here given the already vigorous growth in the area, with such a large influx of new residents and their vehicles, will be further exacerbated.

The Cottages on the southeast corner, Clayton Court on the northeast corner, including the new proposed townhouses for Lowes Rd, as well as the new office structure on the northwest corner, are all low two- story structures. This monolithic building would be completely out of context with the landscape and integrity of this neighborhood, totally incompatible with the surrounding structures and uses.

The loss of so many lovely mature trees to be replaced by a solid wall of concrete half a city block long (and high!!) is an insult to us as a community and a total rejection of the focus on environment and ecology so prevalent in Guelph. This will rob us of sunlight, and the beautiful sunsets, and further enhance the noise of traffic reverberating off of it!

We believe this proposal seems out of step with the more measured and consistent use approach that is evident in the buildings newly erected north of us in the Arkell area. These buildings of this size clustered in compatible groupings are aesthetically most attractive and appealing and form a more practical community of like- minded inhabitants.

Therefore, **we strongly oppose the amendment change to R4I** for the Gordon St /Lowes proposal. We recognize that it is prime property for development and we look forward to further discussions with the developer on a more compatible development for this property.

David and Lynda Honsinger

**From:** Patrick Stiles  
**Sent:** March-15-18 8:31 PM  
**To:** Clerks  
**Subject:** Gordon and Lowes

Hi there,

I don't even live in the south end but it has gotten to the point where I purposely avoid it at all costs because Gordon Street has just gotten crazy. I no longer frequent businesses that I used to anywhere on Gordon between Claire and Kortright because I hate the traffic and the congestion and the looks of some of the new buildings.

There is way too much traffic already there, way too many buildings and some of them are so ugly they are complete eyesores as one enters the city of Guelph.

Keep the character in Guelph. If you're going to build new buildings, build good quality and do not allow zoning changes for smaller parking lots and smaller yards and do not block sun in parks.

By all means, please continue to develop in the East and West Ends of Guelph because they are very suburban already and people who choose to live there obviously are okay with that.. But do not ruin our beautiful Gordon Street.

Thanks  
Patrick



# 98 Farley Drive

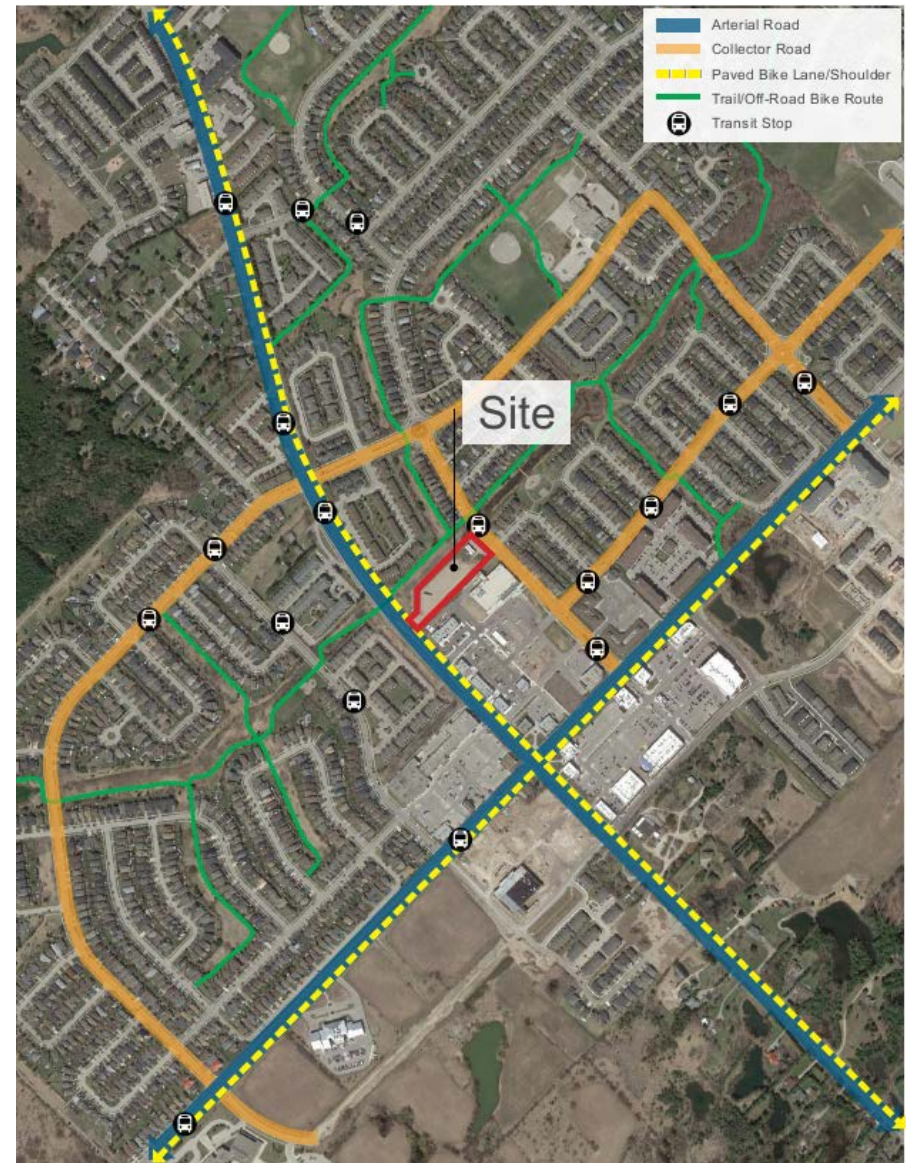
Zoning By-law Amendment Application

Reid's Heritage Homes  
Public Meeting – March 19, 2018





# Site





# Site Photos



Looking East



Looking West

98 Farley Drive – ZC1711  
March 19, 2018

# Site Photos



Looking South



Looking North

98 Farley Drive – ZC1711  
March 19, 2018



# Surrounding Neighbourhood





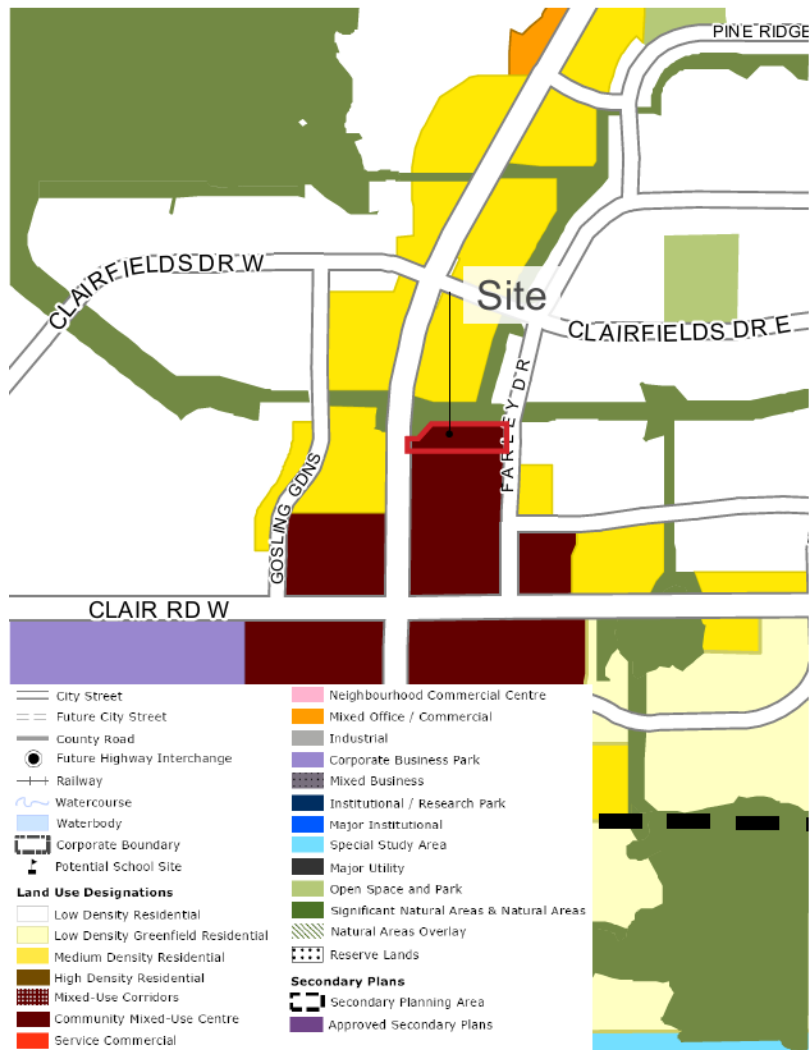


98 Farley Drive – ZC1711  
March 19, 2018





# Official Plan



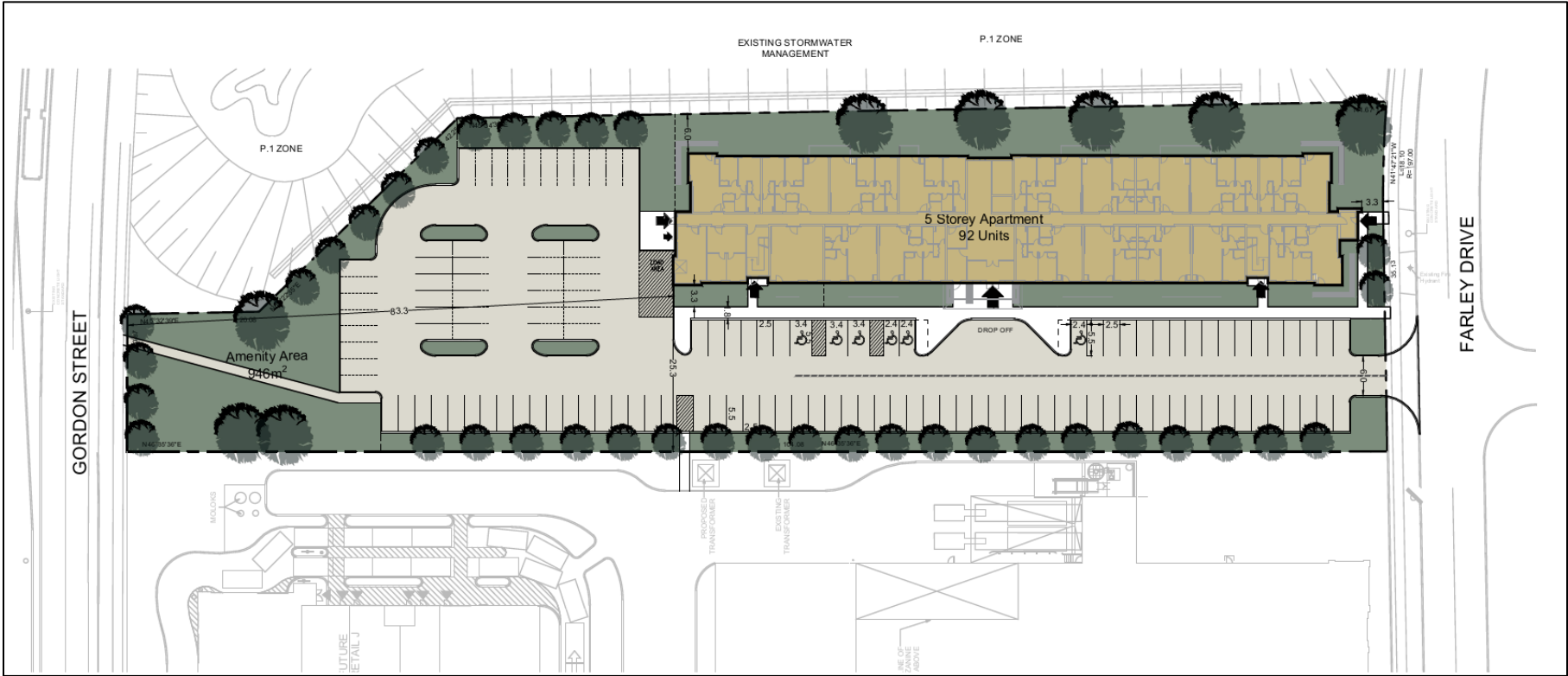
- Within the Greenfield Area, Community Mixed Use Node
- Designated Community Mixed-Use Centre
- Lands within a Node are intended to realize a compact urban form and evolve through intensification
- Permits a mix of uses, including, commercial, institutional, and residential
- Free standing multiple residential buildings are permitted to a maximum of 10 storeys and 150 units per hectare (min. 100 units per hectare)

[illegible]

- 

March 19, 2018

# Development Concept



98 Farley Drive – ZC1711

March 19, 2018

# Proposed Elevations



98 Farley Drive – ZC1711  
March 19, 2018

# Perspectives



3D PERSPECTIVE

98 Farley Drive  
Guelph, Ontario

1:1.1  
MD-12  
2018-01-15

Looking West

98 Farley Drive – ZC1711

March 19, 2018



# Perspectives



Looking East

98 Farley Drive – ZC1711

March 19, 2018



# Supporting Studies

- Planning Justification Report
- Urban Design Brief
- Functional Servicing and Stormwater Management
- Transportation Impact Brief
- Phase 1 Environmental Site Assessment

# Comments/Questions to Date

- Safety as a result of entrance along Farley Drive
- Parking reduction
- Increased traffic and congestion
- Building height
- Affordability of apartments
- Opportunity for electric-vehicle charging
- Impact on on-street parking

# Conclusions

- Consistent with the Provincial Policy Statement
- Conforms with the Growth Plan and City Official Plan
- Width and depth of the Site are appropriate for the density and height proposed
- Represents an ideal location for multiple residential given the existing commercial and service uses located nearby
- Transit-supportive, pedestrian friendly development
- Site-specific regulations are required to efficiently use the site and recognize the long rectangular shape (i.e. through lot – two frontages)

# Questions?

## **BOYKO KABAKCHIEV**

**05/03/2018**

City of Guelph Council  
Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

**RE: File ZC1711**

### **Dear Members of City Council:**

In this letter I would like to provide my written comments with regards to the aforementioned zoning by-law amendment application. Specifically, having reviewed the proposed development plan with our neighbors at Roehampton Crescent whose units are adjacent to the lot, a number of issues have been brought up that are of serious concern:

- The decision to purchase our properties was in part guided by what at the time was the approved development plan for the surrounding area. The lot in question was designated as commercial and the plan called for a single building adjacent to Farley Dr. with surrounding parking spaces. Our neighborhood has become a fairly desirable location in Guelph because of the many nearby amenities and close proximity to commuting routes. Therefore, we understand that changes in the area are inevitable and we are generally supportive of these. However, we are concerned about the impact that this new development plan will have on the value of our properties for the reasons described below.
- As currently proposed, the residential structure in the plan consists of 5 stories, which would make it the tallest apartment complex in Westminster Woods. Given the proximity to our properties and lack of any natural barriers, that will result in significantly increased light pollution and complete lack of privacy in our backyard areas.

- Other apartment complexes of this variety elsewhere in Guelph have largely become unofficial dormitories for University of Guelph students, which is understandable given their convenience and affordability. The negative consequences unfortunately are in the altered ratio between property owners and short-term renters in the immediate area. There are misaligned priorities between the two types of residents with regards to property upkeep. For instance, we have already experienced damage to our green spaces by students who have carved paths through our backyards and hedges in order to access shortcuts to the bus stop at the intersection of Gordon St. and Clairfields Dr. While this damage is currently manageable with the resources of the condominium corporation and affected residents, we are worried that a large increase in foot traffic would quickly exceed our ability to maintain the area.

For these reasons we would like to encourage City Council to reconsider this application. While not opposed to a change in the designation of the lot, we would find it ideal to have the development plan altered to a different type of residential structure(s) or at a minimum have the height of the proposed apartment complex reduced to 3 stories.

Thank you in advance for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Boyko', with a stylized flourish extending from the end.

**Boyko Kabakchiev**

**From:** Schoettler, Sarah  
**Sent:** March-12-18 10:30 PM  
**To:** Clerks  
**Cc:** dirks@sympatico.ca  
**Subject:** Re: Building Plan for 98 Farley Dr.

Dear Stephen O'Brien,

My name is Sarah Schoettler and I write on behalf of my husband and I who live at .

We are extremely concerned about the newly proposed plan to permit the development of a five storey apartment building containing 92 dwelling units with the only entrance/exit on Farley Dr.

**There are several concerns that we would like to bring to your attention regarding this new plan:**

**Firstly**, we attended the first meeting for the development of the Zehrs store, bus terminal and medical building (which is what was agreed upon for that lot). The medical building was agreed upon given that it would create minimal disruption to the green space, homes/families and wildlife in the area. A berm was agreed upon that would separate the building from the walking path and existing neighbourhood.

**The proposed 5-storey apartment will do exactly the opposite.** It will create noise, pollution, congestion and a major safety concern to the area. We feel deceived by the city. We had an agreement!!!

**Secondly:** The proposed entrance/exit onto Farley Dr. would be **hazardous and unsafe for our children and the many children that cross this already busy street due to the volume of cars/trucks passing through.** In the past, we appealed to the city for speed bumps and a cross-walk but nothing has been done.



**IF PASSED, this building should be as close to Gordon St. as possible, away from our neighbourhood with the entrance/exit leading to Gordon St. The building does not fit the profile of Farley Dr. and would compromise the safety of everyone.**

**Thirdly**, I urge you to drive through **Goodwin Dr.** where the high rise buildings currently exist. The street is filled with parked vehicles on both sides, making it difficult to drive through, **let alone unsafe and congested.** Farley Dr. is a street where many young families live. **We fear for our children and our own safety when crossing the street as it currently is.** I can't imagine the number of people and cars the 92 apartments will bring. **It will be a disaster.**

**Finally**, it is very interesting to me how the city has worked so hard to ensure that new retailers design their buildings to "match" the criteria/design of the existing buildings. I have to emphasize the fact that the city has also worked hard to ensure that we have green space that protects and shelters our wildlife and preserves the beauty of our city. A 5 storey building backing onto such a green space will infringe upon and interfere with the green space we so proudly care for and love.

**Please reconsider this proposal and ensure that Farley Dr. remains a safe and happy place to live.**

**Sarah Schoettler**

**From:** Mary Hughes  
**Sent:** March-12-18 5:14 PM  
**To:** Katie Nasswetter  
**Subject:** 98 Farley Drive Reference Plan 61R-20462

Hello Ms Nasswetter,

My name is Mary Hughes. My husband, Dustin and I are residents at . We have lived in this beautiful neighbourhood for over 10 years.

We recently learned of the proposed 5 storey building with entrance from Farley Drive and are very concerned about this. From what we have researched, we see that the original proposed use was to be commercial offices and that the developers have since changed their minds.

Over the past 10 years, there has been much growth in development and has resulted in Farley Drive becoming a very busy street. Our concerns are many when it comes to this proposal, but primarily for the safety of the children and residents in this neighbourhood. We do not believe having an apartment building with an entrance on Farley Drive is a wise decision for the safety of the residents in this area. This is a potential hazard to so many occupants!

It has also come to our attention that the site of this proposed apartment building will not provide adequate parking for the tenants. Tenants will have no choice but to park on the street and this cause even more congestion. With a bus route on either side of the street as well as three school bus stops, this will make for an even busier and very dangerous situation in this residential area.

The plans for this apartment indicated that it will be twice the height of the grocery store (Zerhs). This will be an unattractive element for the neighbourhood.

My husband and I a very upset about this proposal and are in total disagreement with the plans as outlined presently. We would like to go on record with a vote against this 5 storey building on our street.

Feel free to reach me at this email address or contact me at .

Thank you

Mary and Dustin Hughes

**From:** Edith Beke  
**Sent:** March-13-18 8:41 PM  
**To:** Clerks  
**Subject:** 98 Farley Drive

To whom it may concern, the members of the community located in the Westminster woods area in the south end of Guelph, my family included would like to petition against the construction of the newly proposed Reid's building at 98 Farley drive. The street is already crowded with traffic especially with the three nearby schools. Two of which are elementary and the recently completed Zehrs plaza. In addition to that, the streets would be extremely crowded with the very limited parking conditions and being the drop off point for two school buses everyday. We strongly feel that adding in this residential apartment building would be unwise and unsafe. Even if only half of the proposed new tenants drove cars, which is highly unlikely, lives of the children, countless pedestrians and passerby's would be put at risk.

Yours truly,

A concerned member of the community.

Edith Beke

March 14, 2018

Councillor Mark MacKinnon  
1 Carden Street  
Guelph, Ontario N1H 3A1

**Regarding:**     **Opposition** to Reid's Heritage Homes Ltd. Proposal and Zoning Bylaw Amendments for development at **98 Farley Drive** as proposed.

Dear Councillor Mark MacKinnon:

I am writing to express my serious concerns to the development proposal and zoning bylaw amendments currently being considered for the property designated as 98 Farley Drive on the following bases:

### 1. Size of Structure

The length and the height of the proposed structure (i.e. its 'massing, form and architectural treatment') do **NOT** reflect inspiration from its surroundings as is claimed by the developer in their submissions. A 5-storey building located in this neighbourhood consisting presently of 2-storey single and multiple-unit dwellings will be a visible monstrosity. It will rob nearby residents of any sense of privacy.

The tallest apartment anywhere in the Westminster Woods development is limited to 4-storeys. A 5-storey exception is only found on the South side of Clair Road, in Westminster Woods 'II' where the land drops, facilitating 'walk-out basement' style apartments.

The entire Westminster Woods development pre-dates the Ontario 2017 Growth Plan for the Greater Golden Horseshoe. It is inappropriate to insert such a massive high-density structure into this initially well-planned and thought-out community.

### 2. Inappropriate Massing and Architectural Treatment of Structure

The following two images describe, without the need of words, the gross deficiency of design interest inherent in the 98 Farley Drive development proposal.



The first image is that of the South Elevation of proposed building to be constructed at 98 Farley Drive.

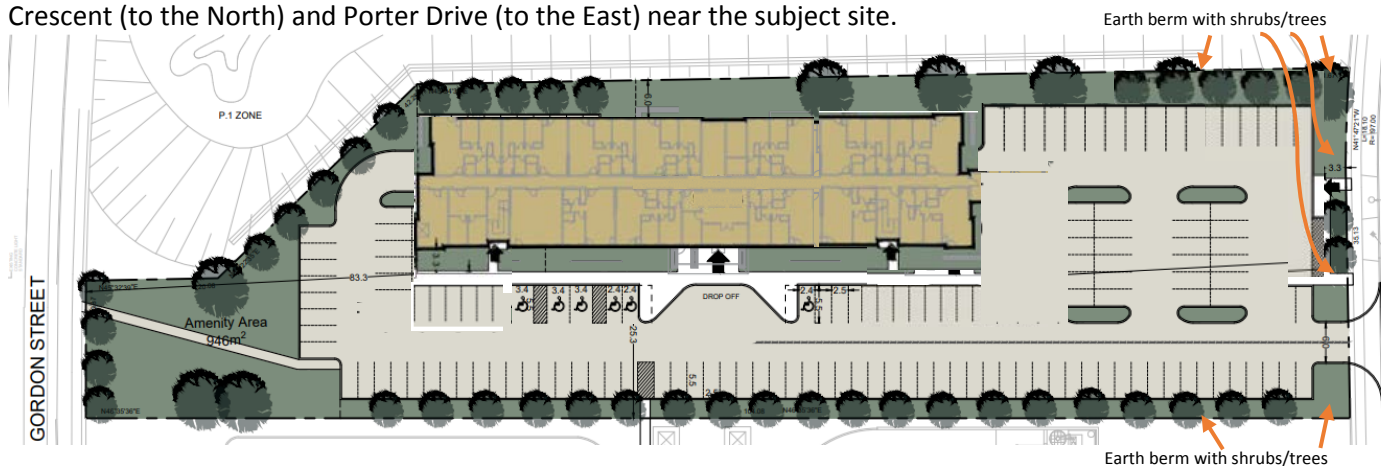
The second image (on the following page) is of the old Toronto Central Prison.

Note the similarities in the two designs: extremely lengthy building; roofline largely devoid of breaks or substantial visual breaks (at least the prison had a central point of focus – not so with 98 Farley Drive).



The appeal of the proposed structure to be built at 98 Farley Drive would be vastly improved if its **length was reduced by 30% and its height was restricted to 4-storeys**. Its pitched roof should have much greater variation in the form of much larger dormers, and variations in the roofline designed to break up its length.

The location of the structure on the site is also problematic as placing the building in the North-East quadrant places the bulky mass of the structure closest to the nearest residential homes. Moving the structure further west (see schematic below), and locating the bulk of the parking adjacent to Farley Drive would greatly minimize the negative impact to residents living along Farley Drive (to the North and East), Roehampton Crescent (to the North) and Porter Drive (to the East) near the subject site.



An earth berm of from 4 to 6 feet high should be constructed along the East border of the property and extending several metres west along both the North and South borders, between the parking lot and Farley Drive, to block the bright beams from vehicle headlights in the parking lot from disturbing drivers on Farley Drive and residents in their homes. The berm should be planted with shrubs and trees to further lessen the negative impact of light escaping from the property.

These few modifications to the proposed plan for this property would still facilitate efficient use of the city's land, resources, and effective use of transit, infrastructure and municipal servicing **AND** contribute to the city's planned intensification of the Clair / Gordon Community Node.

Yours truly,

Gerald P. Tot



**From:** lisa.curtis  
**Sent:** March-15-18 12:50 PM  
**To:** Clerks  
**Subject:** Resident Concerns re File ZC1711 for 98 Farley Drive

Good morning

This email is in response to your letter and street signage regarding the proposed zoning change and by-law amendment at 98 Farley Drive.

As an original resident in the area I have seen much growth and change in Westminster Woods since 2003 and these requested changes by Reid's Heritage Homes has me greatly concerned about the impact on the neighbourhood, particularly safety.

Parking – We currently have a safety issue on our street with parking due to the overflow parking from the condo residents on Goodwin Drive and the no parking changes to Farley Drive across from the Zehrs store. Some rental units on Farley even advertise close on street parking as Eugene Drive. These 2 examples in itself causes our street to be overflow parking and the by-law change from 1.5 to 1.25 spaces per unit for this building at 98 Farley will make parking and safety on our street even worse as we are the closest street to this proposal when residents need somewhere else to park due to parking space shortage.

Cars can park on either side of Eugene Drive and it is a challenge to pull out of your own driveway, often requiring a multiple point turn and is dangerous with children running around. City snow plows and waste removal trucks often have to back off our street due to the double sided parking on Eugene Dr on the curve right beside the park. We can barely squeeze through double sided parking at the best of times, let alone winter time. Since Eugene Dr is the closest street to this apartment proposal and our street has a small park, the increased foot traffic to the park due to reduced greenspace at 98 Farley Dr and the overflow parking makes safety concerns far worse than current.

Vehicular Entrance/Exit only onto Farley at Eugene Drive – The only opportunity for all of the residents of 98 Farley Drive to enter and exit their complex is at Farley and end of Eugene Drive. There is no exit to northbound Gordon or entrance coming north on Gordon St into the complex. Farley Drive is already a very busy road at the best of times and the location of the proposed entrance/exit at Eugene Drive has approx. 3 school buses stopping am and pm during the school year, has City bus 56U stopping along Farley Drive Monday to Friday and City bus 5 stopping on the opposite side of Farley right near this exit 7 days a week at multiple stop times. There will be a large volume of vehicles trying to go around these buses as they are stopped, children trying to safely reach or depart their school bus and cars trying to see around all this congestion as they attempt to pull out of 98 Farley Drive as safely as they can with these vision obstructions. On top of this, you have apartment residents who ride City transit and will be unsafely darting across traffic on Farley Drive near Eugene Dr to reach the City bus 5 stop while cars are navigating in and out of this only exit.

To add to this further, the 4 way stop at Goodwin and Farley Drive is going to become even busier with the above vehicular entrance/exit just a block away as this is one of 2 primary paths to reach Clair Rd and Gordon St from 98 Farley Dr. The 4 way stop is a great improvement over the 2 way stop but is still not sufficient and often has fender benders and pedestrians jumping out of the way of cars blowing through the stop signs or doing rolling stops through and not seeing the pedestrian until it is almost too late. We have also noticed since the implementation of the 4 way stop that cars use Eugene Drive as a shortcut around it when the traffic at the 4way stop is backed up during peak times of the day.

The only other option then with the vehicles not being able to enter/exit the apartments from Gordon St is to head towards the roundabout at Clair and Farley, passing parked cars on Farley near Porter Dr and bus stops to then hit at the single lane roundabout, a large volume of foot traffic and cars and children heading to St Paul school just down the street. I am not convinced Farley Drive was designed for all this additional traffic in and out of the residential area, with safety being the utmost concern.

Building Height – The proposed height of this building at 5-storey is considerably higher than the Zehrs store and is higher than all other current condo buildings in Westminster Woods. The additional floor allows more residents which only add to all the concerns in this letter above.

I would ask that all these facts be considered for our neighbourhood for the safety of all residents, including the new residents for the proposed apartment building at 98 Farley Drive.

Regards

Lisa Curtis

From: designbunny  
Sent: March-15-18 4:12 PM  
To: Clerks  
Subject: 98 Farley Drive ... opinions

We live at \_\_\_\_\_, just down the street from the proposed apartment building.

The apartment should not be allowed more than 4 stories which is the current height of other buildings in this subdivision. 5 stories is way too high for the surroundings with townhouses and single family homes across from the location.

I believe the 129 parking spaces for 92 units is ridiculous. It is proposed that many in the building would not be using the spaces and instead will take the bus. If this is true why wouldn't our bus stops on Farley be filled constantly with people lining up to take public transit?  
You have only to go around the streets to see how many properties now have 2 cars.

Also, where are visitors to park? Only a few spaces are allocated for them. Farley, Goodwin Dr., etc. will be constantly lined on both sides with the extra cars with nowhere to park in the complex.

The only exit and entrance for cars will be on Farley Drive which is a residential area. There is too much traffic speeding on Farley at peak times of the day now. Recently a bicyclist was hit by a passing motorist and taken to the hospital. A dog was also hit and died. It is a real problem with speeding motorists and trying to cross the road for children is dangerous. In the summer especially there is a constant stream of cars using the roundabout and speeding by our homes. Extra cars from the complex will make it even more so for a road with only one lane in either direction.

There is not much space between the stop sign at Zehrs and the entrance to the proposed building. An entrance/exit should definitely be on Gordon which has more than 1 lane and is already designed for a multitude of cars.

If the building is to be rental there will also be more students with parties and noise disrupting the neighbours and trash while they wait for the bus, if they use them.

I would like to see either a lower building or townhouses, an exit onto Gordon and more parking spaces and visitor spaces. Also, if it needs to be an apartment a condo would be more suitable.

It seems that builders in Guelph promise one thing to get their homes sold and then ask for, and get, zoning changes to build what they really intended and this has got to stop.

Dave and Diane Barber

March 15, 2018

**RE: 98 Farley Drive- Zoning By-law amendment application for 5-storey apartment building**

Dear Council,

My house is at . which is right across this proposed apartment building.

I strongly **OPPOSE** to this zoning change for many reasons such as:

**SAFETY:** Mainly for the children who live in our neighbourhood. Very nearby my house are stops for many school buses and 2 city buses. It will be dangerous for the children to ride their bikes to go to the park just few houses from this apartment building. Very nearby are natural trails where people walk their dogs, jog, or ride their bike. Children go to the public library at next street corner, Farley Dr. & Goodwin Dr. It will become difficult and unsafe to cross nearby streets.

**TRAFFIC:** This apartment building plan to be for 92 units, maybe 200 or more people living there. There will be many more of their cars on Farley Dr, and Eugene Dr, too. This is already a very busy main road for people coming/going to Highway 401 or nearby stores, etc., so adding this apartment building is BAD for our neighbourhood.

**PARKING:** This will be a nightmare! It's already very difficult for a car to park near my home. This building entrance is directly in line with Eugene Dr. so I foresee many of its cars trying to park on my street because the builder wants to have less parking, but more people living there to maximize his profit. We live here 24/7 and dislike this squeezing of space in our neighbourhood.

**HUGE BUILDING:** This building of 5-storey is so big! It will be an EYE-SORE in our neighbourhood. When I bought my home 15 years ago I never imagine a huge apartment building across my street! Because the builder plan showed residential (houses & townhouses) with commercial stores.

**LITTER:** Our neighbourhood is clean and there is usually a garbage bin near the entrance of the trails. But near bus stops, there is often litter. With so many people living in such a small area at 98 Farley Dr. there will be more litter for sure.

I urge you to reject this application to keep our neighbourhood safe, clean, uncrowded, with its character as is. Few more commercial offices will serve all surrounding neighbourhoods.

Shirley Coad &  
Thomas Coad

SENT VIA E-MAIL: [clerks@guelph.ca](mailto:clerks@guelph.ca)

March 15, 2018

City of Guelph  
1 Carden Street  
Guelph, ON N1H 3A1  
Attention: Guelph City Clerk

Dear City Clerk,

**RE: File ZC1711 pertaining to proposed development at 98 Farley Drive**

This letter is written by the three members of the board of directors of Wellington Standard Condominium Corporation #106 addressing our individual concerns regarding the site located at 98 Farley Drive.

First, we would like to acknowledge that from a green space and environmental perspective, we completely understand the need for communities to build upwards instead of outwards. The apartment complex proposed for the site at 98 Farley Drive will help to accomplish this goal in the City of Guelph. In principal, we are not opposed to a multi-unit dwelling at this site. We do however, have some concerns that we would like addressed as this proposal moves forward. They include:

- Adequacy of parking
- Garbage storage
- Control of noise and light pollution
- Impact of on-street parking to pedestrian traffic and the elimination of on-street parking on Farley Drive between Eugene Drive and Porter Drive
- Impact to WSCC#106 of (1) inadequate parking and (2) increased pedestrian traffic through our complex site
- Lack of green space, lack of common space

**Adequacy of Parking**

The proposal in question is asking for less parking than is currently outlined in city by-laws for projects of this size. We strongly urge council to uphold the current conditions

requiring 1.5 spaces for the first 20 units; 1.25 spaces thereafter and visitor parking to be 20 percent.

If there are inadequate parking spots for residents and their guests, people will be forced to find alternate parking. This most often means on-street parking and parking in places where people shouldn't be. We refer specifically to the complex on Goodwin Drive as an example. On-street parking on Goodwin in front of the complex is constant and overcrowded. In the past, we have had residents from those units inquiring about renting parking spots in our complex and some just parking here anyhow. It is clear to us that there is a history of parking inadequacies and we would like to ensure that this new development does not compound the problem.

As the issue of parking is considered, we would like to inquire about the site's plans for snow removal. In our experience, parking spots are often encroached upon with piles of snow. With a less than currently required level of parking spots, there would be reduced ability for the site to provide snow piling.

We note that the study provided by Paradigm Transportation Solutions essentially indicates an expectation that if the amount of parking per unit is clearly disclosed up front, those requiring additional parking will choose to live elsewhere. This is a very logical assumption. We can tell you from experience in our own complex, that logic does not always prevail. Luckily, we have a few rental spots in addition to the two designated spots per unit in our complex and have been able to meet our resident's needs. It is our concern that the proposed ratio of 1.25 per unit will not be adequate.

### **Garbage Storage**

In looking at the site plan provided, it is unclear to us where the garbage bins would be stored. We are concerned about the aesthetics as well as any "lofting aromas" and their impact on our residents.

### **Control of Noise and Light Pollution**

With the addition of new parking spots in the neighbourhood, there will be increased noise from the traffic as well as increased light from overhead lamps and vehicle headlights. Our residents currently experience headlight annoyance from the existing parking lot at Zehr's / Tim Horton's complex, and this annoyance will only increase with the parking lot proposed at the apartment building being even closer. We adamantly request that a suitable fence be constructed along the side of the parking lot adjacent to our complex. Not only are we concerned with vehicle noise, headlight annoyance, but we are also very aware of the noise volumes created by snow removal equipment. An



adequate fence would help to reduce these factors. Our own complex has a very good concrete fence abutting Gordon street and the walking path. It guards well against noise and light.

The complex will obviously have overhead lamps and we would like to ensure that the installed lighting be the type that shines light in a downward direction rather than both outward and downward. We would like to be assured that the amount of light pollution will be as minimal as possible.

### **Impact of on-street parking to pedestrian traffic and the elimination of on-street parking on Farley Drive between Eugene Drive and Porter Drive**

One of the prominent features of the Westminster Woods Community is the walking paths and green spaces. As noted, there is a walking path along the southside of our complex, the north side of the proposed construction site. This path crosses Farley Drive and continues eastward on the other side of Farley. Our pathways are used by a variety of individuals such as elderly walkers, young children on bikes, mothers with strollers, shoppers from nearby grocery stores, etc. We are concerned that on-street parking will increase with the addition of this apartment building and that on-street parking will impede the view of those crossing Farley Drive at this spot. We request that the on-street parking be eliminated on Farley Drive between Eugene Drive and Porter Drive. This would help to ensure the safety of those using the walking paths and crossing Farley drive. In addition to the walking path, there are also school bus and city bus stops in this area. Removal of on-street parking would be beneficial for bus travelers as well.

### **Impact to WSCC#106 (Hampton Square) of (1) inadequate parking and (2) increased pedestrian traffic through our complex site**

Due to the convenient location of our complex, we have, in the past, experienced unwanted parking and unwanted pedestrian traffic through our site. We have concerns that this practice will increase with the addition of the proposed apartment.

### **Lack of green space, lack of common space**

Overall, it is disappointing that the builder is proposing a reduction in the by-law requirements for common area space from 2,060 square meters to 940 square meters. It would have been nice to see less concrete and pavement on this lot. This is also a topic to raise in concerns to the location of snow removal piles. If the complex is not planning to use up parking spaces for snow piles, there also doesn't seem to be

adequate access to this “green” area or the greatly reduced front and side yards of this project to store snow.

Thank you for the opportunity to provide comments and feedback on the proposed building at 98 Farley Drive. We look forward to hearing back from you.

Respectfully submitted,

Stephen Jamieson,  
President, WSCC#106

Beryl Holtam,  
Secretary, WSCC#106

Mary Jo van Boxmeer,  
Treasurer, WSCC#106

March 15, 2018

REF: 98 Farley Drive – File ZC1711

Dear Council,

I am totally opposed to this application for rezoning land known as 98 Farley Drive from current CC-17 to a high-density R.4A which would change the character and atmosphere of my neighborhood completely forever. On top of rezoning, the application goes further in asking for permission to break 7 more related zoning bylaws and wants the City Council to acquiesce to its demands. I am proud of this City I have made my home in, for the past 24 years and this neighborhood where I currently reside for the last 17+ years. I implore the Council to reject this application and not get intimidated with the expert reports this application is accompanied with for justification in breaking of City bylaws it is demanding. These bylaws were created with huge investment of time, resources and consultations with all stakeholders so as to be fair and in keeping with the character and vision of this great City.

Following are the specific areas of huge concern to me I want to highlight to the Council for its deliberations.

1. My house is uniquely situated in a way that its main front entrance is in the South East direction and so, will face the full brunt of this 60ft tall and more than 350ft long building smack in front it. It would drastically impact my sightlines and may even not allow the morning sun in winter when it is low on the horizon to shine its grace on my house as it has done for the last 17+ years.
2. I have major privacy concerns as the bedrooms on my 2<sup>nd</sup> floor could be exposed to as many as 20 units right across on the top 4 storey of this proposed building. No one likes to live in a bird cage; our privacy at home must be supreme. (Please see the attached Goggle image)
3. Talking to experienced Real Estate agents at RE/MAX and Coldwell Banker, I am being told to anticipate a drop in my house value of 5-25% if this building goes up as proposed. That to me at current market value can mean a significant loss forced on me. I am confident that the Council members we elect to represent and safeguard our interests will not allow this to happen.
4. This huge building, housing 92 units with 279 individuals would stress the required City services to their limit. For a good number of years, after my house was built in 2000 we were never subjected to the brown water protocol when the water mains are being cleaned. Now we must endure it once every year at a minimum maybe more. The submitted application and the expert reports it is accompanied with show that the water usage and sanitary flow figures are at, or near the maximum allowed by City regulations. No historical experience information is provided from similar high-density buildings built on Goodwin Drive next to the City Library. I urge the City staff to provide historically experienced water consumption and sanitary flow data to the Council for their informed deliberations.
5. I completely endorse concerns for safety of our Children, traffic congestion, on-street parking problems, noise and litter pollution put forth by my neighbors in their responses to the City regarding this application.

I am counting on Mark MacKinnon and Karl Wettstein my Ward 6 Councillors to vigorously defend our interests and I respectfully request the Council to reject this application.

Best Regards,

Zakir Akram





98 Farley Drive  
PROPOSED BUILDING  
SIZE FOOT PRINT

Building Length: ~350 ft  
Building Height: ~60 ft

ZEHR'S

Google Earth



March 15, 2018

**RE: 98 Farley Drive-Zoning By-law amendment application for 5-storey apartment building (File: ZC1711)**

Dear City Council,

My Family and I have been residing in Westminster Woods since its beginning, in the new millennium, the year 2000 when we moved into our brand new neighbourhood with no paved street or landscaping. Just like my children, I've seen this neighbourhood grow since the last 17 years with houses, townhouses, few apartment buildings, library, schools, parks, natural trails and its commercial nodes at the four corners of Clair & Gordon.

Since 2001, I have participated at City Hall in many of the developments for North-East corner of the "South Guelph District Centre"(SGDC), and I'm pleased with its progress. For example, in 2007 the developer Loblaws proposed a large grocery store of ~144,000sf for its "Real Canadian Superstore" to which many neighbours were opposed. For all the reasons, the result is the actual smaller Zehrs grocery store reduced to ~39,000sf. Now in 2018, with 2 other grocery stores nearby, Zehrs is well-suited in our neighbourhood as the remaining spaces of SGDC N-E corner/Westminster Market are occupied by a variety of smaller stores such as eateries, pet shop, hair salon etc.

To my knowledge, 98 Farley Dr. is the last lot to be planned in Westminster Woods of more than 2,000 houses. Its **current zoning CC-17 allows many types of commercial building such as daycare, veterinary service, retail establishment, dry cleaning outlet, recreation centre, etc.** that would be welcomed by our neighbourhood and surrounding ones. Furthermore, a medical office in the library building (Goodwin & Farley) has already expanded its space due to increased customers' volume. The demand for more office spaces will be increasing as the area is also expanding, such as further south into the new "Clair-Maltby Secondary Plan".

Despite this, the builder is requesting a zoning By-law amendment to permit a large residential 5-storey apartment building on a long and narrow lot (figure attached). **With its proposed 92 units, 279 residents and only 129 parking spaces, this huge apartment building of 60 ft height by 350 ft long is NOT at all SUITED for our neighbourhood.** The building size is twice the height of its neighbour Zehrs store and 100 ft wider. The building's **only entrance is from Farley Dr.** directly facing Eugene Dr.

**I strongly OPPOSE to this high-density apartment building at 98 Farley Drive.**

I can assure you, member of the Council, that this high-density apartment building will destroy the identity character of our neighbourhood and decrease its residents' quality of life. It will increase the **traffic** on Farley Dr., which is already very busy as a main road, become **unsafe** for the children and elderly to cross the street, increase the **litter & noise**, and create a nightmare for **street parking**, perhaps worse than the nearby Goodwin Dr. apartment building. There may be adverse impacts on **water and sewer infrastructure** that could result from this proposed apartment building.

Our neighborhood has an upgraded landscaping design were all the properties of Westminster Woods pay annual condo fees to maintain and upgrade the landscaping, the 7+ km of paved trails (maps attached), and other structures such as a clock tower.

The **traffic** on Farley Dr. is very busy with 2 city buses and 3+ school buses just few meters from the proposed 98 Farley Dr. apartment building. Nearby is the entrance to Westminster Market (Zehrs grocery store, etc). In reference to the trails map, note that on the east of **98 Farley Dr. (Farley & Eugene)** and in direct line with its entrance, is the **Clair Park where many children go to play**, and just few meters north is a **natural trail where pedestrians must cross Farley Dr. to continue on the path**. This proximity of pedestrian & children to a high-density building entrance will be **very unsafe** to them.

This tall building will invade the **privacy** of my home, with its direct view into my backyard, taking away privacy and comfort. It may **block sunlight with its shadow** onto my house, and it will be an **eye-sore** to the whole neighbourhood. It will decrease the value of our homes because the builder plan to **overcrowd our neighbourhood** for his profit. In a nutshell, it will compromise "Places to Grow" that promote a higher quality of life.

In 2014, when the builder application was for severance of this long and narrow lot, and soon afterward to add his sale centre trailer onto it for 3 years. We, the neighbours, did not oppose because the builder's plan did show **FUTURE OFFICES** as the final project.

I urge you, the Council, **NOT TO APPROVE this R4A zoning by-law amendment application**, for the betterment of our neighbourhood.

Celine Akram



