# 1373-1389 Gordon St OSZ22-01

## Neighbourhood Comments, Concerns and Proposals

May 4, 2022

# Slide Deck Contents

## May 4 Meeting Community Feedback

1. Overview
2. Community Engagement
3. Environment and Wildlife
4. Official Plan Policies
5. Site Plan Comments

# Community Engagement

HOME > LOCAL NEWS

# 'You've got a problem here,' mayor tells developer of Gordon Street building

Residents raise concerns about traffic, impacts on wildlife and tree removal for nine-storey building

Richard Vivian
Mar 21, 2022 10:11 PM

1 / 3 Rendering of proposed nine-storey building at 1373 and 1389 Gordon St.

Listen to this article
00:04:28

Citing concerns about the impact on local traffic, a variety of environmental issues and potentially setting a precedent for other upcoming developments to exceed set height limits, numerous residents encouraged council to reject a proposed nine-storey building on Gordon Street Monday.

"We believe it is time for our city to support housing that fits into

HOME > LOCAL NEWS

# Residents create petition to find mutually-agreeable solution in Gordon Street apartment proposal

The group says they are not opposed to the construction of a buidling, rather the amendments to the proposal

Daniel Caudle
Mar 12, 2022 10:00 AM

*Rendering of proposed nine-storey building at 1373 and 1389 Gordon St.*

Listen to this article
00:03:39

A group of neighbours are expressing their concern with a proposed nine-story, mixed-use building on Gordon Street.

Launching a petition on Wednesday, residents living in the Gordon Street and Vaughan Street area say the proposed official plan amendments bein_ sought would negatively impact the neighbourhood, including the destruction of vital wildlife habitat.

Petition organizer Jackie MacKenzie said the goal of the petition isn't to kibosh the project, rather to bring forward solutions they believe will allow for a tangible coexistence between the neighbourhood and the developers.

"This is a community that wants to work this the city and the developer,

Reid's Heritage Properties Official Plan and Zoning By-law Amendments Application for 1373-1389 Gordon (Southwest corner of Vaughan and Gordon); CITY FILE # OZS22-001

# Neighbourhood update on 1373-1389 Gordon St.

## Progress and Issues to be Addressed

- Flyers x2 distributed to the neighbourhood regarding impact of by-law changes
- Petition created with 183 signatures to date
- Development of alternate visions on the site
- Press coverage in Guelph Today x2, Letter to the Editor & Toronto Star
- Issues brought forward at City of Guelph March 21 Public Meeting
- Meeting with the developer scheduled for April 20 & May 4

## Upcoming Meetings

Meeting with the developer on April 20, 2022 & May 4, 2022

Neighbourhood team representatives selected from delegates at the March 21st Public Meeting.

**Purpose:** The developer will discuss, clarify and hear direct concerns regarding plans.

Minutes will be taken and made available to the community.

## Stay Informed

Development Application Files for 1373 and 1389 Gordon Street

March 21, 2022 Public Meeting Agenda, Minutes and Video

## City Contact

If you want to be advised of future meetings regarding the planning application, please leave your contact info with Michael Witmer, City of Guelph Senior Planner @ 519-822-1260 x 2790 or michael.witmer@guelph.ca

## Your neighbourhood team

**Jackie Mackenzie / jmackc565@gmail.com**
**Paul Kraehling**
**Marina Kashevska-Gozdek**
**Gabriella Klosak**
**Ken Yee Chew**

n Petition to the 9-story Development
at 1373-1389 Gordon Street, Guelph

ina Kashevska-Gozdek Like 179 Sha 184 Signatures

Sign the petition Sponsor

Mr, Ms, Dr, etc.
First name Last name
Email
Select your country or region
State, county or province
City or town
Street address
Zip code or post code
Comment to target

/Vaughan area opposed the proposal of constructing a 9-story
rdon Street. We have very serious concerns about the
ve impact that this development will have on local wildlife,
as endangered, threatened and species of concern in the area,
oval of 200 mature trees and leveling of all vegetation on the
vill also cause increased traffic congestion by adding 72-74
urthermore, they also plan to remove the majority of street
on Vaughan street which would further reduce the already
available to current residents.

Hide my comment
Hide my name from public
Keep me informed
I'm not a robot reCAPTCHA
GoPetition respects your privacy.
Sign this petition

etition, please include your full name, email address and full
reet name, unit and postal code), all of which are required by

# Community Engagement Process

City of Guelph Community Engagement Framework 2015

**Community Engagement Team**

**Participant Responsibilities**

**City Employee Responsibilities**

**Council Responsibilities**

# Community Engagement Process

City of Guelph Community Engagement Framework 2015

1. Support the City's strategic goals through, **transparent, accountable, consistent and accessible** community engagement.
2. Build engagement opportunities that **inspire** community stakeholders to shape Guelph's future.
3. Support decisions that reflect the **common good** for all Guelphites now and in the future.
4. Build community stakeholder **trust** in the City of Guelph's decision making process.

# Community Engagement Guiding Principles

City of Guelph Community Engagement Framework 2015

## Inclusive

The City designs engagement processes that **allow all community members a reasonable opportunity to contribute and to develop a balanced perspective.**

The City builds relationships with stakeholders by using a range of activities to engage diverse participants.

## Early Involvement

The City involves community as **early as possible in the engagement process** so stakeholders have time to learn about the issue and actively participate.

## Evaluation and Continuous Improvement

The City **evaluates engagement activities to ensure engagement processes are effective.**

# Environment + Wildlife

# Environmental protection as a key principal

## 3.16 Natural Heritage System

One of the City's most valuable assets is its Natural Heritage System. The City takes an environment first approach and is committed to protecting, maintaining, enhancing and restoring the diversity, *function*, linkages, and connectivity between and among *natural heritage features and areas* and *surface* and *ground water features* within the city over the long term.

1. The City will define the Natural Heritage System to be maintained, restored and, where possible, improved and will recognize the linkages between *natural heritage features and areas*, *surface water*, and *groundwater features*. *Development* will be prohibited within defined features in accordance with the provisions of the *Provincial Policy Statement* and the *Growth Plan*.

2. Ensure that water quality and quantity is protected, improved or restored.

# Environmental protection as a key principal

## 4 Protecting What is Valuable

This part of the Plan addresses the features, resources and built form that are highly valued and essential to the protection of the natural and cultural heritage resources, ensure health and safety, enhance energy sustainability and enhance the quality of life within the city and includes:

- Natural Heritage System
- Water Resources
- Public Health and Safety
- Community Energy Planning
- Cultural Heritage Resources.

### 4.1 Natural Heritage System

**Objectives**

g) To protect and enhance *tree canopy cover* while providing for meadow habitat at appropriate locations to support biodiversity.

# Environmental protection as a key principal

5. Where two or more components of the Natural Heritage System overlap, the policies that provide the most protection to the *natural heritage feature or area* shall apply.

6. Permitted *development* and *site alteration* within and/or adjacent to *natural heritage features and areas* (as outlined in Sections 4.1.3 and 4.1.4) shall be required to demonstrate, through an *EIS* or *EA* to the satisfaction of the City, in consultation with the GRCA, the Province and Federal government, as applicable, that there will be no *negative impacts* on the *natural heritage features and areas* to be protected, or their *ecological* and *hydrologic functions*.

7. Where *essential transportation infrastructure*, *essential linear infrastructure*, stormwater management facilities and structures, and/or trails are permitted within *minimum* or *established buffers* under policies 4.1.3 and 4.1.4, the following shall apply:

# Environmental protection as a key principal



## 1 Introduction

### 1.1 Purpose of the Official Plan

This document constitutes the Official Plan for the City of Guelph. It may be referred to as the "Official Plan" or the "Plan."

This Plan has been prepared and enacted in accordance with the provisions of the *Planning Act.* This Plan updates the previous Official Plan for the City of Guelph, which was adopted by City Council on November 1, 1994, approved by the Minister of Municipal Affairs on December 20, 1995 and comprehensively updated by the City on December 17, 2001. In addition, the Plan includes the detailed provisions required to ensure conformity with the *Growth Plan for the Greater Golden Horseshoe*, consistency with the *Provincial Policy Statement* and applicable Provincial legislation.

The Official Plan:

a) Establishes a vision, guiding principles, strategic goals, objectives and policies to manage future land use patterns that have a positive effect on the social, economic, cultural and natural environment of the city.

b) Promotes long-term community sustainability and embodies policies and actions that aim to simultaneously achieve social well-being, economic vitality, cultural conservation and enhancement, environmental integrity and energy sustainability.

c) Promotes the public interest in the future *development* of the city and provides a comprehensive land use policy basis which will be implemented through the *Zoning By-law* and other land use controls.

d) Guides decision making and community building to the year 2031.

# Majority of healthy mature trees to be removed

**Petition signer's comment**

We need to consider the destruction of wildlife. We continue to expand with seemingly no consideration but the short advantages to humanity.

— Commented by *Chris Mitchell*

**Petition signer's comment**

Do not destroy more trees! The city was just doing a consultation for maintaining the Guelph chapter canopy - how can these two suggestions exist together?

— Commented by *Anonymous*

**Petition signer's comment**

Find a location where you aren't bulldozing mature trees.

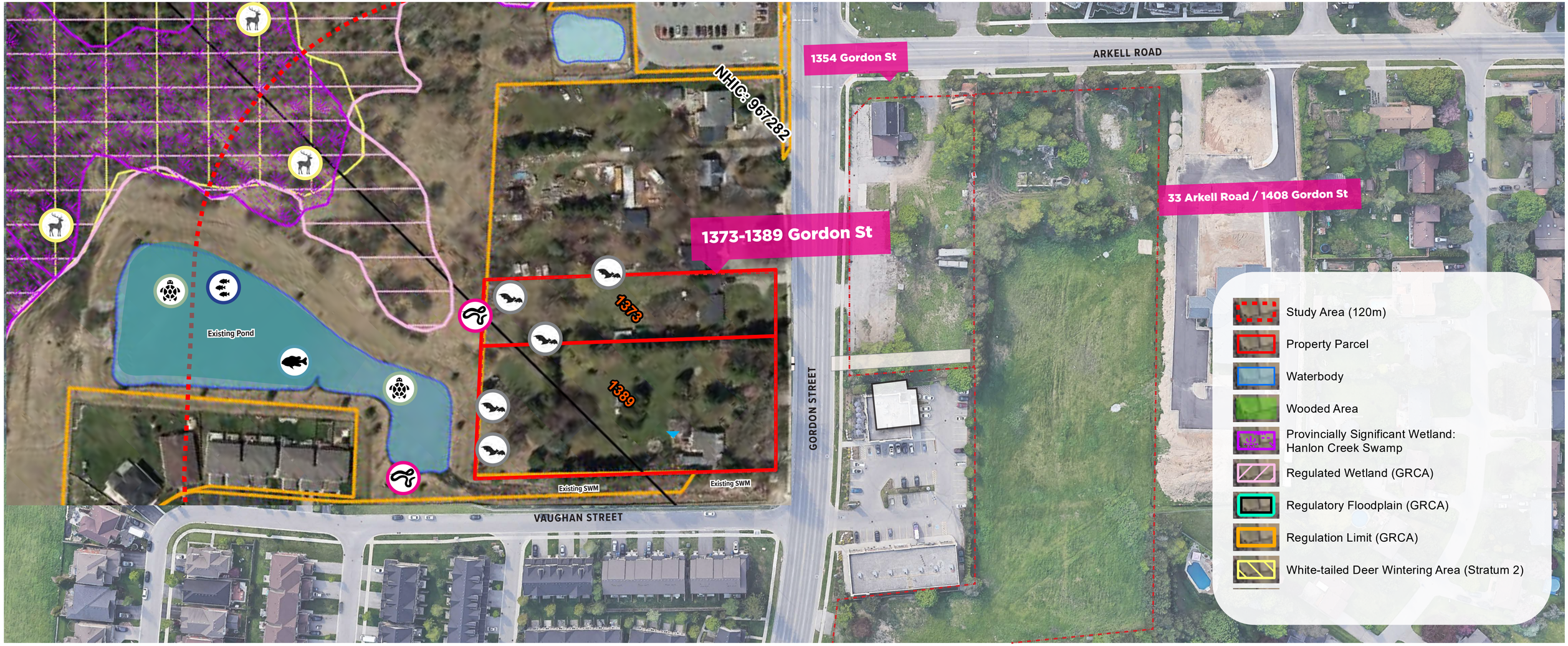
— Commented by *James Darnell*

**Petition signer's comment**

Guelph needs more affordable housing, but he parking lot for this building should be underground. A hard-top parking lot will not only impact the wildlife and tree canapy habitat, but also our water table. Due to rainwater run-off from the parking lot, we'll loose the water naturally absorded into the ground. Left to the natural process, it takes approximately 25 years for the water to reach our water table. Also, during the winter months an enormous amount of salt will be used to melt snow and ice.

— Commented by *Paul Freudenthaler*

# Wildlife in the local ecosystem




1373-Gordon-Environmental-Impact-Study-December-2021

White-tailed Deer | Midland Painted Turtle | Sunfish Spawning Bed | Eastern Gartersnake | Young-of-the-Year Fish | Bat Roost Tree

# Official Plan Directions &

## City Guiding Documents Supplementary Considerations

# Precedents and Directions from the

## Official Plan Policies and City Guiding Documents

envision GUELPH

**The City of Guelph**

**Official Plan**

**February 2022 Consolidation**

growth ▸ community ▸ environment

CITY OF Guelph Making a Difference

Urban Design Concept Plans for the Gordon Street Intensification Corridor

April 2018

Built Form Standards for Mid-Rise Buildings and Townhouses

April 2018

CITY OF Guelph Making a Difference

**Community Engagement Framework**

Developed by:
The Community Engagement Team
Office of the Chief Administrative Officer

**Kate Bishop,** Supervisor, Community Engagement
**Rodrigo Goller,** Community Engagement Coordinator
**Kelly Guthrie,** Community Engagement Coordinator

**Updated August 7, 2015**

# Requirements for NCC designation

### 9.4.5 Neighbourhood Commercial Centre

Neighbourhood Commercial Centres are identified on Schedule 2 of this Plan.

**Objectives**

a) To establish local convenience and neighbourhood commercial uses within a convenient walking distance of residential areas.

b) To ensure Neighbourhood Commercial Centres are developed in a cohesive and coordinated manner that is *compatible* with the surrounding residential neighbourhood.

c) To primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts.

d) To be connected to surrounding neighbourhoods through the City's pedestrian trails, walkways and by transit.

**Policies**

1. The Neighbourhood Commercial Centre designations on Schedule 2 recognize the existing centres within the city and identify the general location of new Neighbourhood Commercial Centres.

10. Applications for the purpose of establishing or expanding a Neighbourhood Commercial Centre designation will be required to satisfy the following criteria:

    i) located with direct access to an arterial or collector road, preferably at an arterial or collector road intersection;

    ii) the location will contribute to the creation of a compact, well-defined node oriented to a major intersection and does not promote the creation of 'strip commercial' development along a major street;

    iii) designed in a manner that is *compatible* with the building design and use of surrounding properties;

    iv) the location shall minimize the impact of traffic, noise, signs and lighting on adjacent residential areas;

    v) adequate site area will be provided for parking, loading and all other required facilities; and

    vi) adequate landscaping, screening and buffering will be provided to preserve the amenities and appearance of surrounding properties.

**Permitted Uses**

12. The following uses may be permitted in Neighbourhood Commercial Centres, subject to the applicable provisions of this Plan:

    i) commercial, retail and service uses;
    ii) small-scale offices;
    iii) community services and facilities;



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    iv) live/work;
    v) multiple unit residential within mixed-use buildings; and
    vi) urban squares.

13. Vehicle sales and vehicle repair uses shall not be permitted.

14. *Development* will be planned and designed to maintain the principal commercial function. Residential uses are not permitted on the ground floor.

**Height and Density**

15. The maximum height is six (6) storeys.

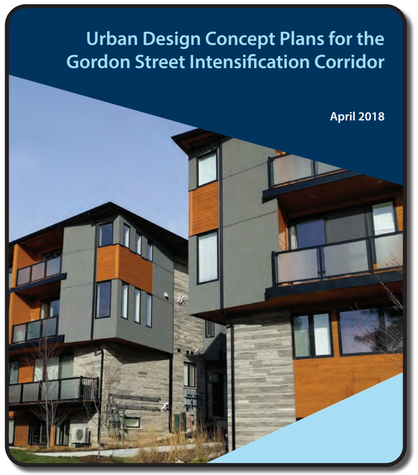
16. For residential development, the maximum net density is 100 units per hectare.

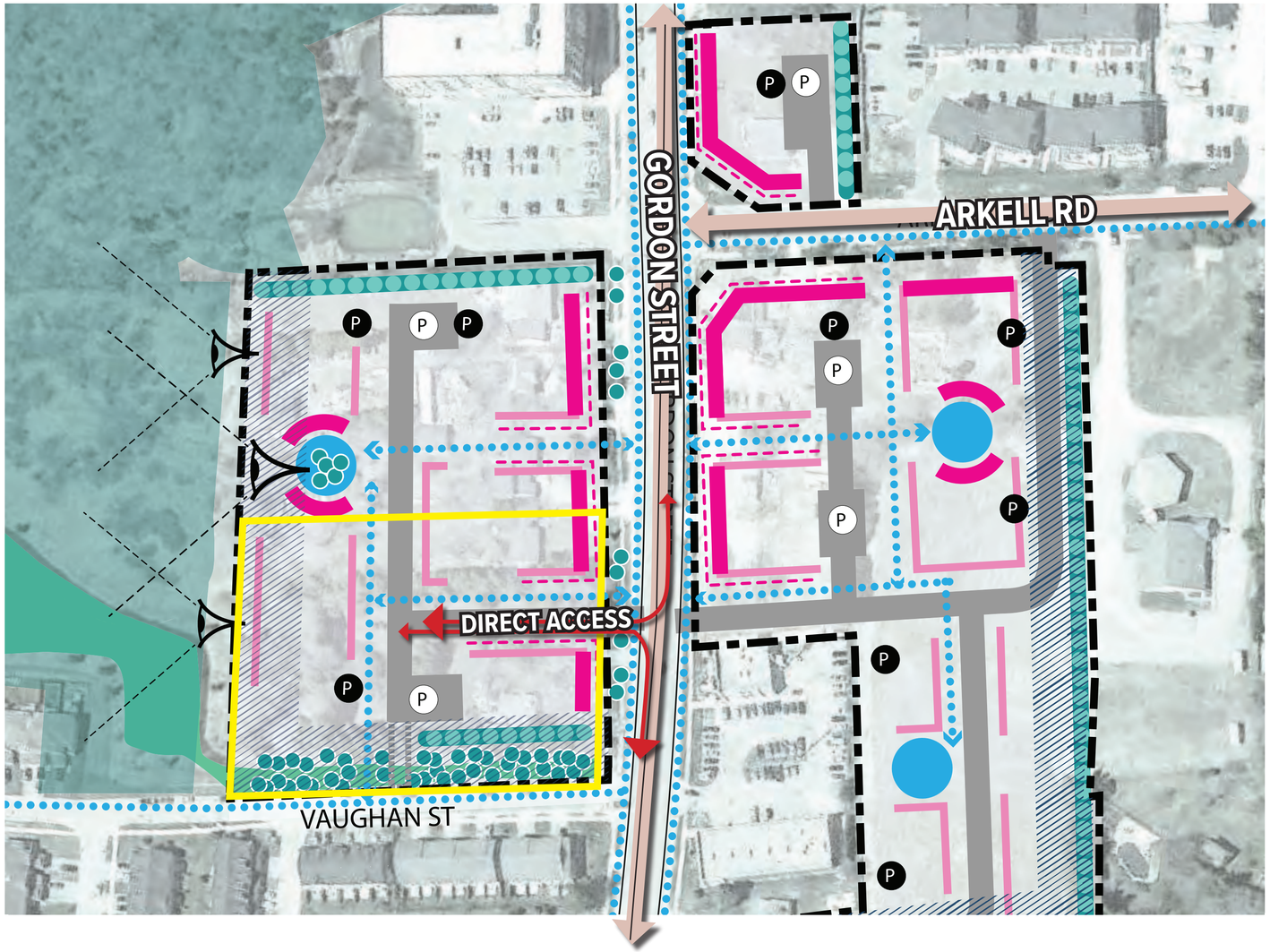
17. Notwithstanding Policy 9.4.5.16, the maximum net density for residential development for the Willow Road and Dawson Road Neighbourhood Commercial Centre is 150 units per hectare.

18. Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

# Direct access to an arterial road

Paul




SUBJECT SITE

Direct Access

# Traffic and Safety liability

# The realities of building above 6 stories



## 8.9 Built Form: High-rise Buildings

1. The following policies apply to tall building forms, which generally means buildings above six (6) storeys:

   i) to ensure tall buildings act as landmarks, they shall incorporate a distinctive bottom (e.g., a podium), middle and top. Interesting architectural features and roof treatments should be considered for all rooftops of tall buildings;

   ii) parking should be provided primarily below grade with limited visitor surface parking. Structured parking above-grade may be permitted, where appropriate;

**City of Guelph Official Plan**
February 2022 Consolidation

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# Requirements for Medium Density Residential

### 9.3.4 Medium Density Residential

The use of land within the Medium Density Residential Designation will be medium density housing forms.

**Permitted Uses**

1. The following uses may be permitted subject to the applicable provisions of this Plan:

    i) multiple unit residential buildings, such as townhouses and apartments.

**Height and Density**

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.

3. The maximum *net density* is 100 units per hectare and not less than a minimum *net density* of 35 units per hectare.

4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

# Built Form and Context

### 9.3.1 General Policies

#### 9.3.1.1 Development Criteria for Multi-Unit Residential Buildings and Intensification Proposals

The following criteria will be used to assess *development* proposals for multi-unit residential *development* within all residential designations and for *intensification* proposals within existing residential neighbourhoods. These criteria are to be applied in conjunction with the applicable Urban Design policies of this Plan.

1. Building form, scale, height, setbacks, massing, appearance and siting are *compatible* in design, character and orientation with buildings in the immediate vicinity.
2. Proposals for residential lot infill will be *compatible* with the general frontage of lots in the immediate vicinity.
3. The residential *development* can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities and public transit.
4. Vehicular traffic generated from the proposed *development* will not have an unacceptable impact on the planned function of the adjacent roads and intersections.
5. Vehicular access, parking and circulation can be adequately provided and impacts mitigated.
6. That adequate municipal *infrastructure*, services and amenity areas for residents can be provided.
7. Surface parking and driveways shall be minimized.
8. *Development* shall extend, establish or reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.
9. Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.
10. The *development* addresses public safety, identified *public views* and accessibility to open space, parks, trails and the Natural Heritage System, where applicable.

# Site Plan Comments

# RHP Plan Comments

Lack of tree preservation beyond GRCA wetland buffer

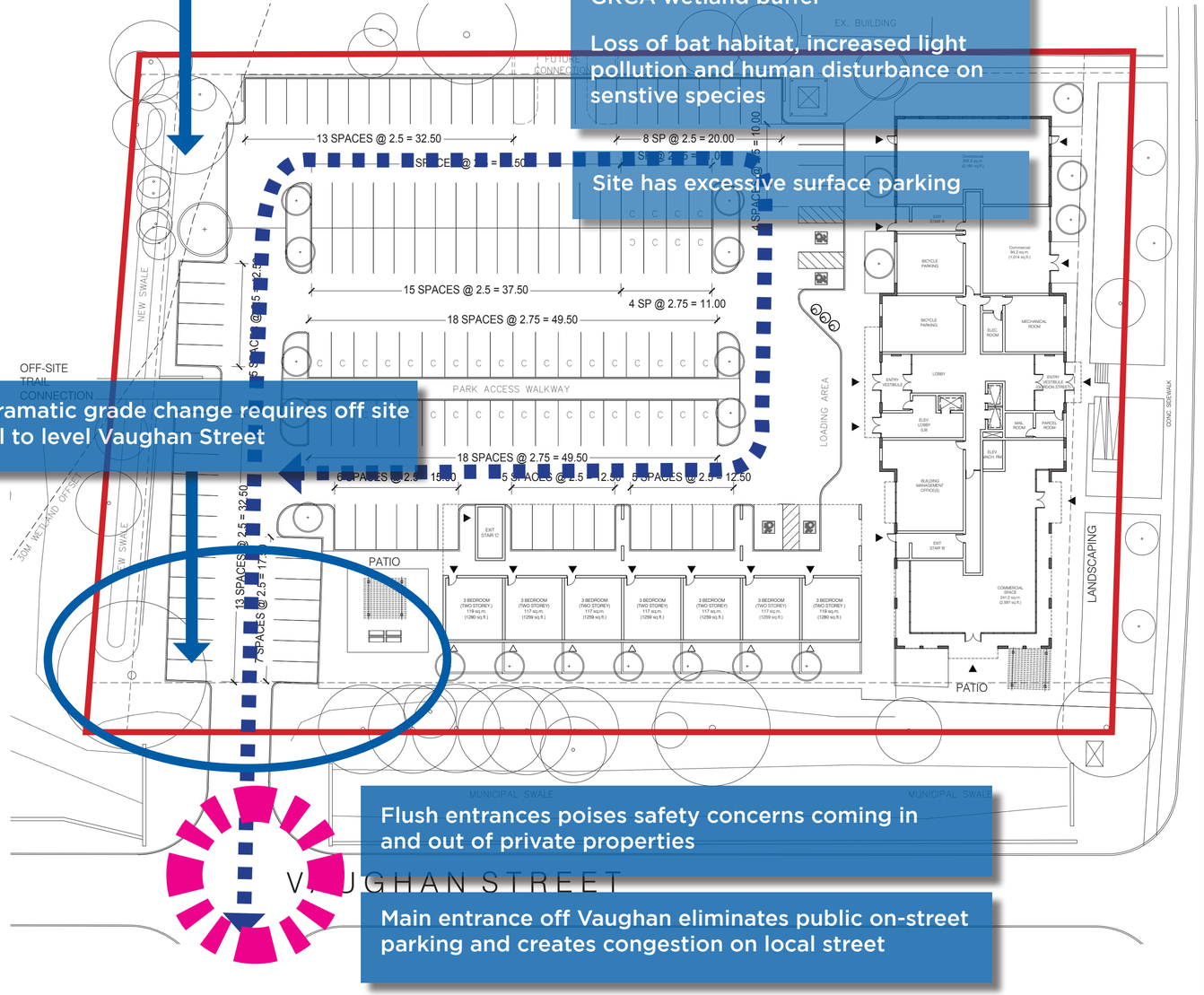
Loss of bat habitat, increased light pollution and human disturbance on senstive species

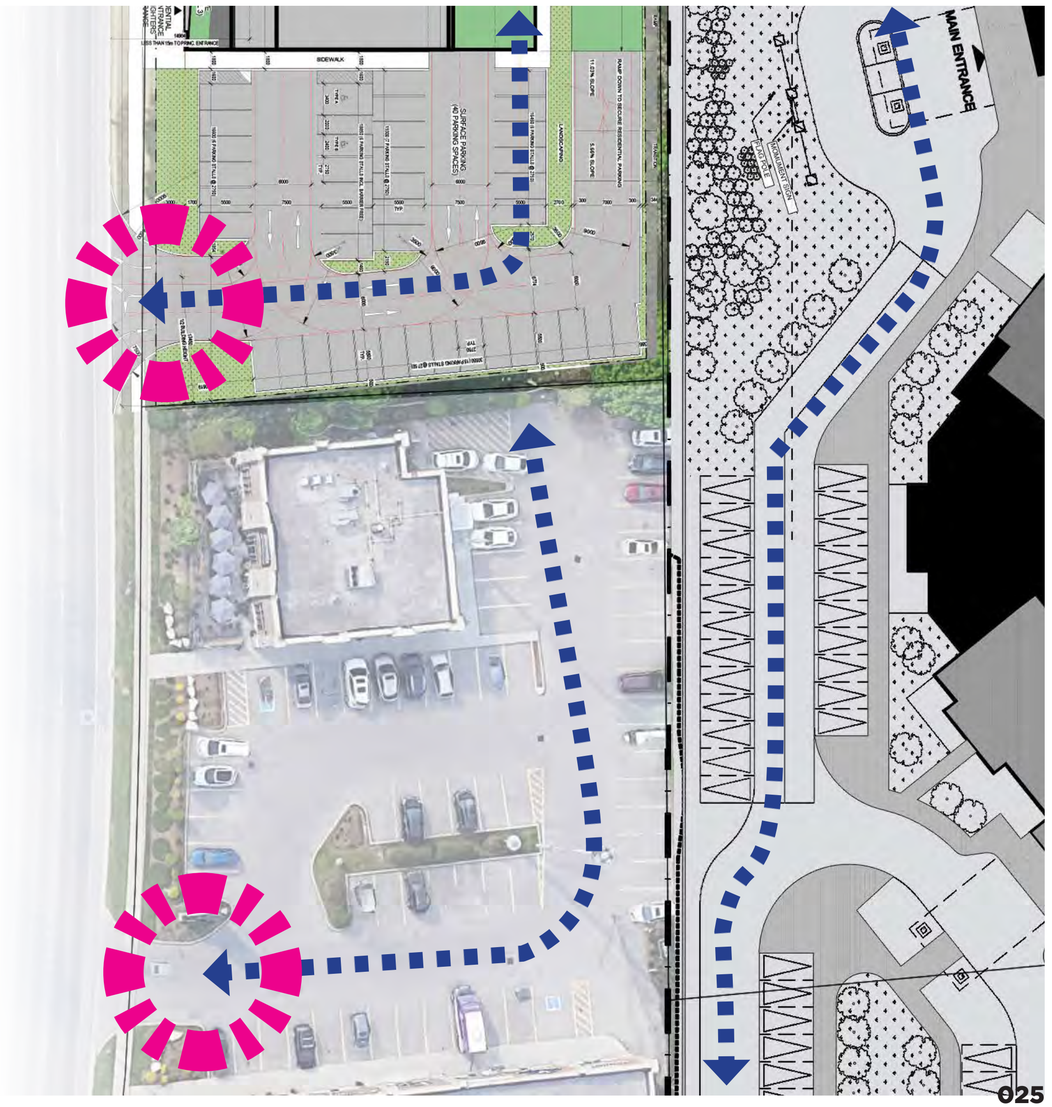
Site has excessive surface parking

Dramatic grade change requires off site fill to level Vaughan Street

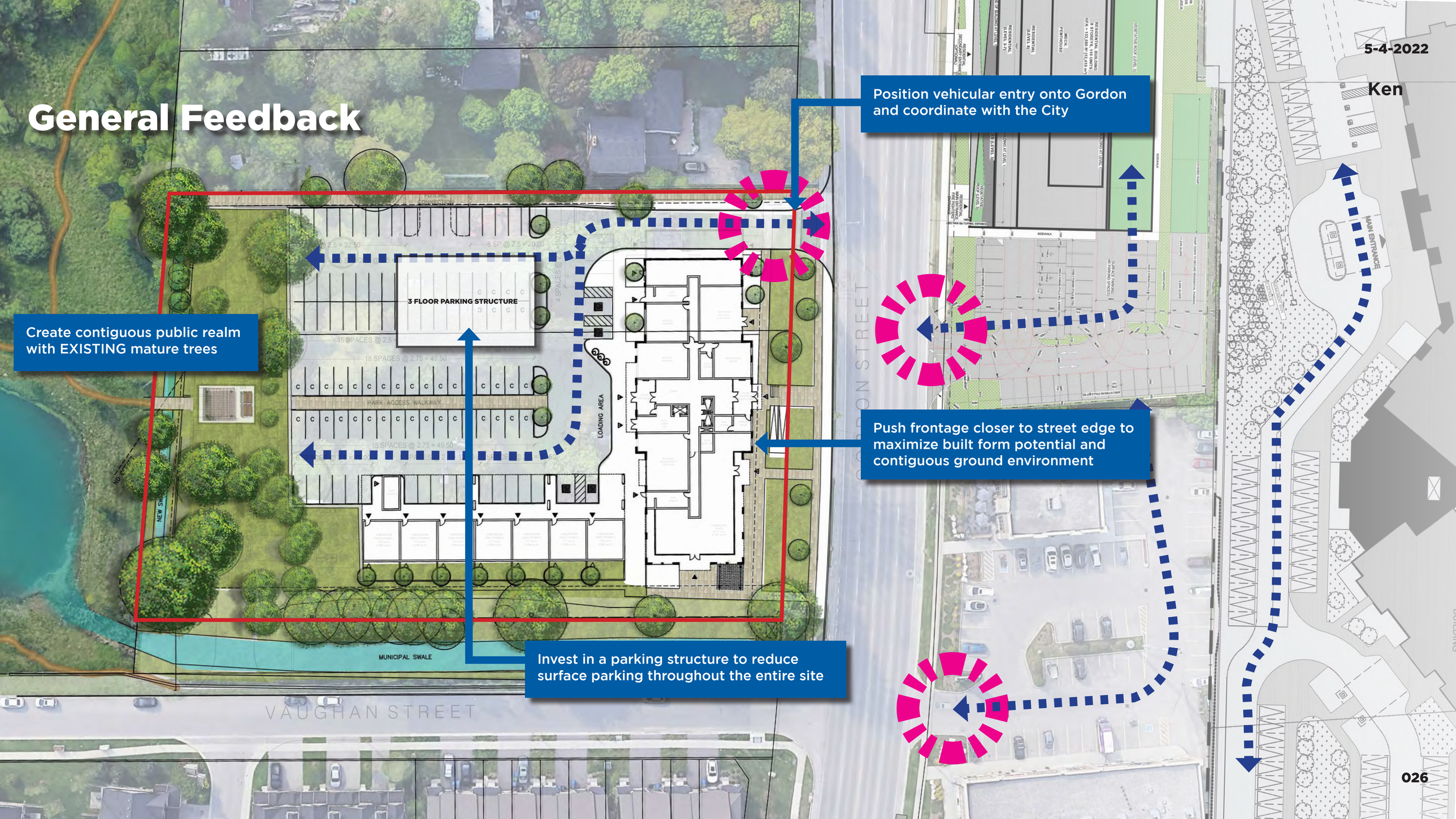
Flush entrances poises safety concerns coming in and out of private properties

Main entrance off Vaughan eliminates public on-street parking and creates congestion on local street

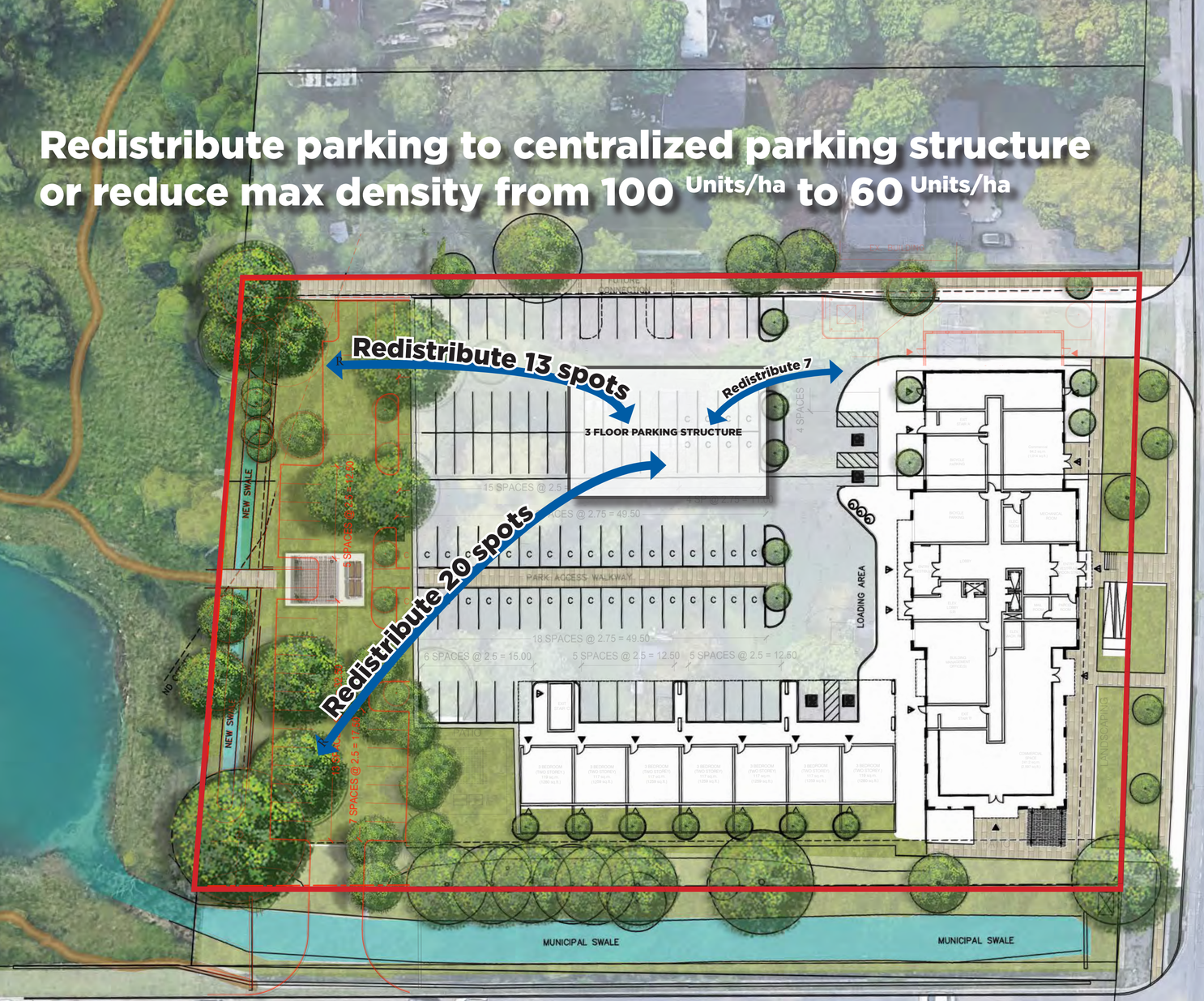


# General Feedback



# Redistribute parking to centralized parking structure or reduce max density from 100 Units/ha to 60 Units/ha

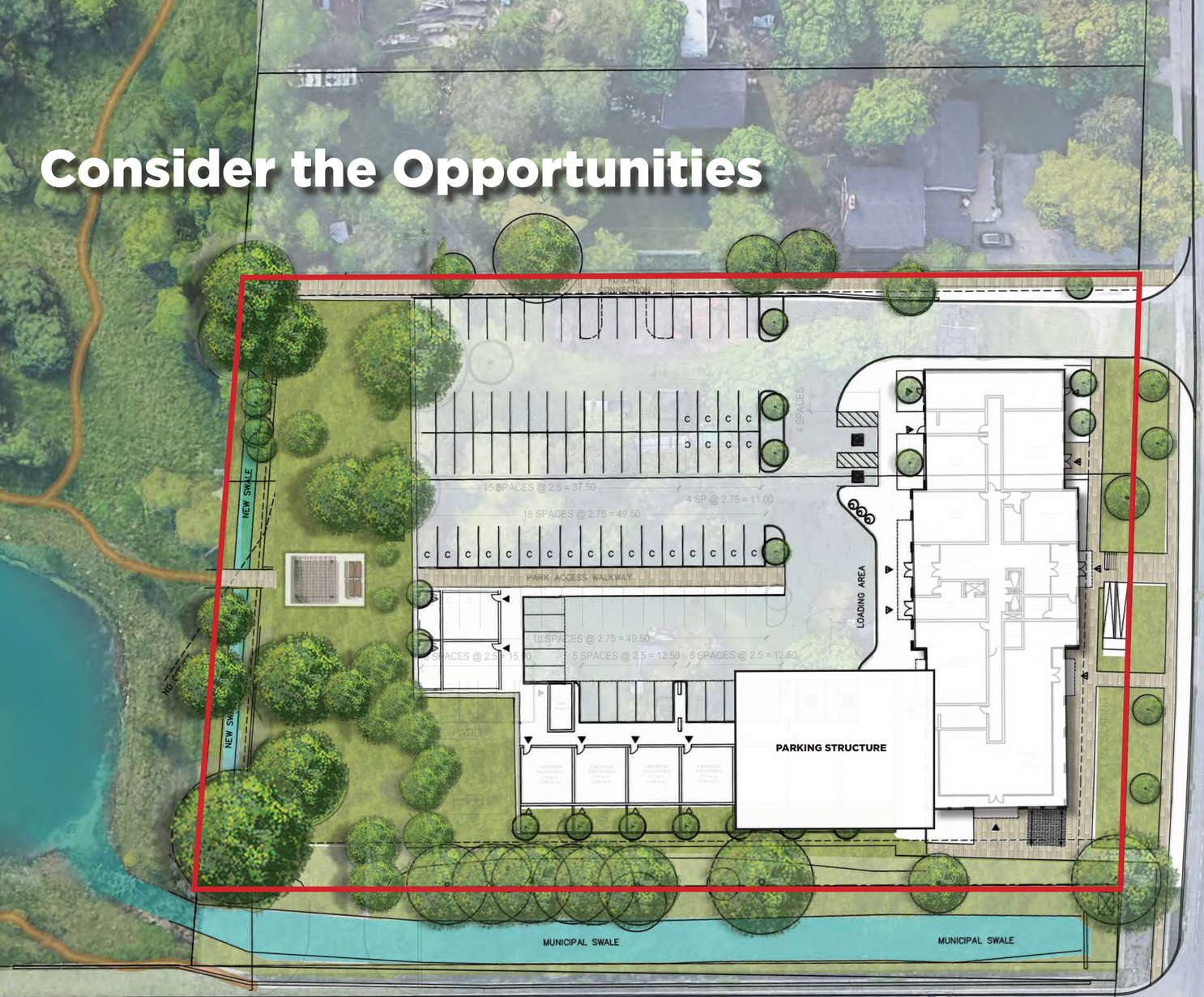


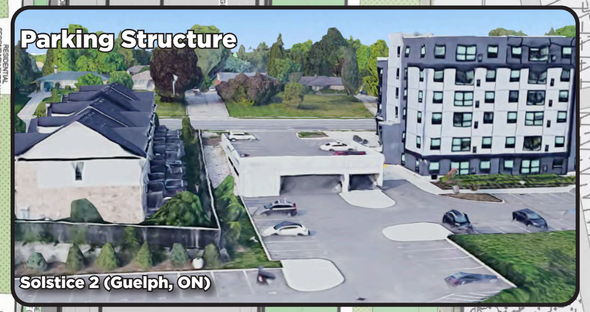

5-4-2022

Ken

| | |
|---|---|
| **Site Area Total:** | 10,083m2 |
| **Residential** | |
| Unit Count: | 100 units |
| Unit Density | |
| 100 units /1.008 hectares = | 100 units/hect. |
| Residential Parking | |
| Required 1.0/unit = | 100 spaces (MAX) |
| Provided (reduced density) | 100 spaces (Incl. 4 BF) |
| **Commercial** | |
| L1 Commercial | 539m2 |
| L7 Office | 608m2 |
| Total | 1,147m2 |
| **Parking** | |
| Required = 3.5/100 m2 = | 41 spaces |
| Provided = | 44 spaces |

# Consider the Opportunities



5-4-2022

Ken

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# Summary of Concerns

## Neighbourhood's Position

1. Ensure neighbourhood comments regarding environmental and traffic concerns are included in the development planner's recommendation report for public record.
2. Support the **City's Official Plan** directives and create a product that:

- **Strategically preserve more trees** and design a functional public realm.
- **Invest in parking structure to minimize surface parking**
- **Remain within the zoned 6 stories** to reduce impacts on local traffic, surface parking and the environment
- Push building closer to frontage to **maximize the ground environment**
- **Establish main driveway from Gordon Street** rather than Vaughan Street as **required by the OP**
- Reconsider business proforma and **incorporate the community's feedback** (this is prime location for creative development)

# Let’s work together to create a meaningful product

# Thank you!