

**Re – Delegation Notice for Planning Amendments to the Official Plan and Zoning By-law for 1373 – 1389
Gordon Street - Guelph Planning Public Meeting, March 21, 2022 File OZS22-001**

Dear Mr. Mayor and City Councillors,

Thank you for the opportunity to comment on this matter.

I am a member of the Vaughan/Revell neighbourhood and I will be making a few comments on the development proposal as a retired member of the Guelph planning staff, and also having 45 years experience in the planning field. I have reviewed the substantial background information submitted with the planning application, and have derived some conclusions on topics that I have particular interest in.

I will be delegating at the Council meeting on Monday evening with the following topics as my primary focus:

1) general deficiencies of the proposal relative to its impact on the Vaughan/Revell neighbourhood, and incompatibility to surrounding land uses (Hanlon Creek Swamp). Topics here are: environmental impact, traffic impact, project design flaws relative to City Official Plan policy and urban design guidelines.

2) general comments on the City's planning process as it relates to social/environmental issues as reflected by the details of this development proposal:

a) the phenomenon of decision making within a disintegrating status quo framework of planning, with specific reference to traffic management and parking in our neighbourhood;

b) impacts of developing/building the City with a Places to Grow 'packing them in' mindset without other associated implementation plans to ensure the health and welfare of existing natural and human communities are protected. I will make specific reference to the non-alignment of strategic objectives to matters that give the City's its quality of life attributes, i.e., thinking of 'quality elements' before 'quantity of development' effort. I will specifically reference the City's site plan procedures and guidelines that are dated and do not incorporate mechanisms to implement other strategic initiatives of Council, e.g., growing the City's tree canopy with an out-of-date 2010 Tree By-law; mechanisms to implement a net zero carbon commitment respecting new development.

I look forward to our discussions together.

Sincerely,

Paul Kraehling MCIP RPP (Ret.)

Resident at [REDACTED] Vaughan Street

Ps – I've attached some photos that are intended to reflect some of my thoughts on the development proposal at the junction of an important natural heritage protection site to the Hanlon Swamp as well as a gateway entrance to our neighbourhood.

Picture 1 of 5 - Does this look like a 'Neighbourhood Commercial Centre' use as outlined in the City's Official Plan?

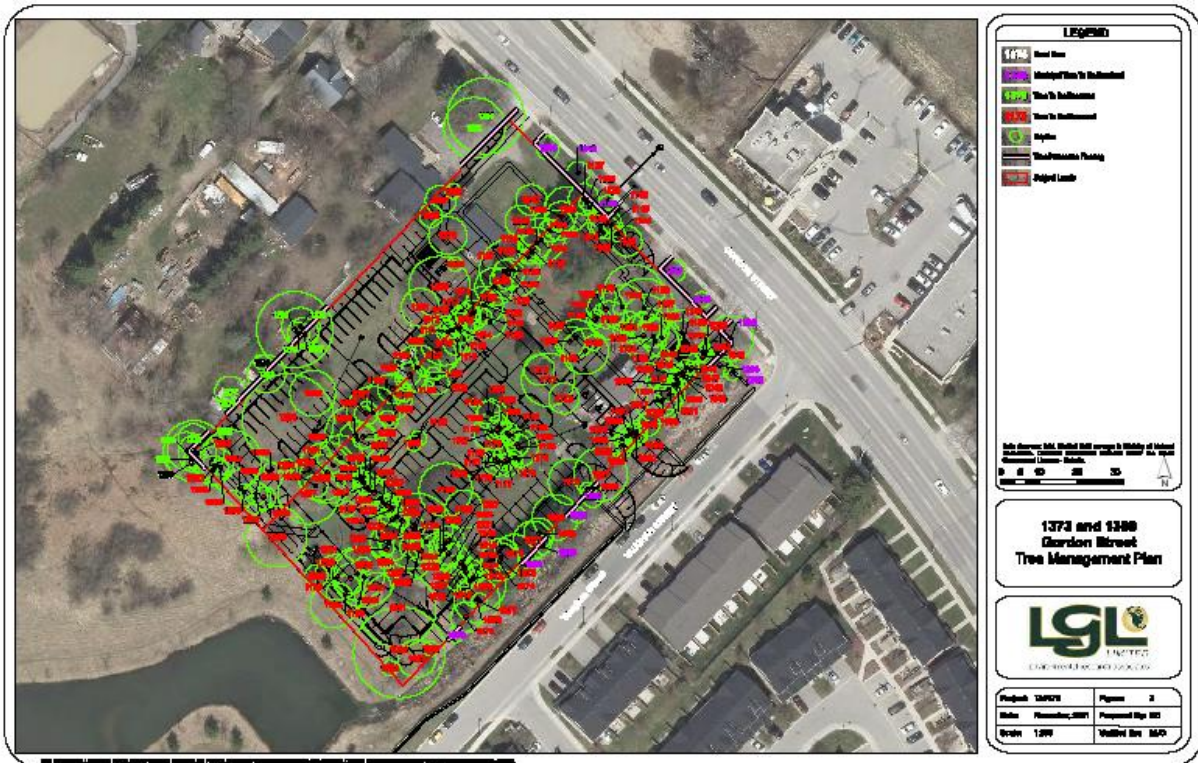


Picture 2 of 5 - Does this look like a 'Medium Density Residential' highest and best use of land as provided for in the City's Official Plan?



Source: Martin Simmons November 2021 Schematic Site Plan (western portion)

Picture 3 of 5 - Does this look like a compatible use of land with tree removal/environmental impact adjacent to a Provincially Significant Wetland?



Planned Tree Removal for Building and Surface Parking Lot (red numbers are trees to be removed on the development site; green/purple numbers are for trees on neighbouring properties/municipal lands to be retained)

Over 200 trees to be removed and damaged by the proposal, i.e., clear cutting of the development site. It is noted there are trees on the property with up to a 4 ft diameter. The proposal intends to hard surface the site – going from a level of 10% impervious cover to 67%. Significant impacts to the existing surface water/groundwater conditions as well as impacts to biota on and near the site.

Source: LGL Ltd. Arborist Report/Tree Inventory and Preservation Plan – November 2021 Figure 3

Picture 4 of 5 - Does this look like a good location for a new project roadway at the Gordon/Vaughan intersection?

Picture showing the narrow Vaughan Street roadway on a recent snowy day at Gordon. This road is expected to handle neighbourhood traffic, visitor traffic, delivery vehicles, school buses, and emergency vehicles, all with limited on-street parking.



Source: March 2022 (with overnight winter on-street parking prohibition in place)

Picture 5 of 5 - Does this look like a good local street to handle traffic coming from the new development? (Revell Drive) Roadway would be used for vehicles coming from new development and wanting to go northbound on Gordon, i.e., traffic can barely exist now from Vaughan on to Gordon in a safe manner going northbound. Future new traffic will need to traverse local streets to access the traffic light at Heritage Drive/Gordon to accomplish this traffic movement, i.e., indirect travel patterns, additional traffic safety and congestion issues



Source: March 2022 (with overnight winter on-street parking prohibition in place)