

53 & 63

ARTHUR STREET SOUTH
W.S.C.C. NO. 244

Thursday, August 6, 2020

Committee of Adjustment,
City Hall,
1 Carden Street,
Guelph, ON N1H 3A1

Attention: Secretary-Treasurer, Committee of Adjustment

Dear Ms. Di Lullo

Re: File B-7 / 20 73 ARTHUR Street South (retained parcel)
File B-8 / 20 63 Arthur Street South (severed parcel)

On behalf of WSCC No. 244, located at 53 and 63 Arthur Street South, I submit the following comments for consideration in reviewing the above noted application:

The proposed easements are to accommodate the sharing of a driveway for the purposes of a fire route, loading access and turning radius.

Fire Route

This proposal needs to provide further information concerning the necessary length of the fire route to properly service both 73 Arthur Street and 93 Arthur Street. Based on the drawings submitted it appears that only Parts 5, 6, 8 are necessary for fire vehicle access. Why is part 4 included in the proposed easement?

Loading Access

The drawings provided show only one access/egress from the severed parcel. With the planned use of the building on this parcel to include retail, commercial and residential activity, is there no added egress to Cross St. or Neeve Street planned to handle the heavy-duty truck traffic resulting from the retail uses?

The easement will provide a narrow 2-way flow of traffic along the driveway. The 18.66-foot driveway width from the Arthur Street access/egress of Parts 8, 6, 4 allows a tight 2-way automobile passage but a problem arises with commercial vehicles including garbage, transport and delivery service vehicles. It should be noted that the neighboring property (53-63 Arthur Street) to the 93 Arthur Street property has an access/egress driveway to Arthur Street of 20.4 feet. This wider driveway is at times restrictive to 2-way traffic flow.

What is the plan to accommodate temporary parking of commercial vehicles on the driveway while unloading and loading products? Of particular concern are the tractor-trailer type commercial/residential moving vehicles as well as potential large commercial trucks/trailers

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supplying the retail operations located on the severed parcel. Use of the driveway will involve serious traffic bottlenecks. The irritating beeping sounds of commercial vehicles reversing direction is totally inappropriate for the residential uses of both 73 and 93 Arthur Street.

Turning Radius

The turning radius for vehicles travelling beyond the two-building access/egress is insufficient for both automobiles and commercial trucks. There is no turn around provided at the end of the driveway. It appears more appropriate to improve the turning radius (as well as accommodating unloading/loading activity) by widening the driveway.

Part 7 of the Severed Parcel will provide additional width of 4.86 metres (15.94 feet) to accommodate both the turning radius issue and the unloading/loading issue. It is suggested that Part 7 be included in the proposed easement.

Other Duty Of Care Issues

The proposed easement does not provide for snow storage on the Severed Parcel. All snow storage is located on the Remaining Parcel. The proposed storage by the parking garage entrance of 73 Arthur will result in a potentially dangerous situation with reduced visibility for all traffic entering and exiting from the parking garage. Storage of snow would be more appropriate on Part 9 of the Severed Parcel.

Snow storage is also located adjacent to a barrier free parking spot potentially interfering with vehicles accessing this parking space. Storage of snow would be more appropriate on Part 7 of the Severed Parcel. Moreover, why 4 outdoor barrier free visitors parking spaces have been approved for the Remaining Parcel in non compliance with the Accessibility for Ontarian's with a Disability Act, Section 80.36(3)(4) is a matter that needs to be addressed.

Please ensure that these comments are circulated among the Committee members prior to the meeting.

Thank you for your assistance.

Michael R. Faye



President, WSCC No. 244