

General Correspondence:

Statutory Public Meeting Report – 520 Speedvale Avenue East– File 0ZS20-006-2020-130

Hello Mayor Guthrie, Councillor Gordon and Councillor Goller,

I am writing as a neighbour and a concerned citizen of the proposed development that will be happening at 520 Speedvale ave.

I would like to start off by saying that I am certainly in favour of a development and having the current building torn down. This past winter we witnessed many incidents of teens entering the premise and destructing property. The building was eventually boarded up once the city was involved and contacted the developers (who were well aware of the trespassing but chose not to address it until forced to). A few weeks ago our neighbour witnessed teens trying to break into the boarded up doors, and when he asked what they were up to, they ran. However, They left behind drug paraphernalia (bongs, burnt spoons, bleach containers and a small bbq in an adjacent shed that was not boarded up). We no longer feel safe with the people who are frequenting the property and of their recreational activities.

Currently the property is zoned for low density residential (Which is how we would like it to remain) with a proposal to increase to medium density proposal. I, Myself and our neighbours do not support this jump in zoning.

We feel that This zoning proposal is a large jump based on the size of the property, the amount of houses that are already located on speedvale and within the area, the current amount of traffic that is already using speedvale (at times the traffic is already backed up until the property in question) and with a plan to add 70 plus cars on the property where will these cars go, how will this small stretch of roadway handle the extra vehicles.

The idea and information submitted that the vehicle traffic will not be greatly impacted as per their traffic study which was completed in May of 2020. This survey was completed in the middle of a pandemic, while many people are working from home, schools were closed and and people were not travelling to daycares, groceries etc in the normal patterns. I do not feel as though an accurate representation of the usual traffic would should be accounted for.

We are greatly concerned with regards to the removal of so many trees from the property. As of now there is a downward grade towards our properties on Carmine place. We currently have dry basements. Removing the trees and adding many tons of asphalt to a free space which currently is able to absorb water only will increase the amount of water that will inevitably run towards our property. And potentially cause damages.

With respect to the increase in units, 64 proposed units with only 84 parking spots with 13 being visitor. Most 2 person families have 2 vehicles now a days. Where will the extra cars go to park? On neighbouring streets that are already filled with parked cars? On speedvale?

I would also advise that I am greatly disappointed that by reading the proposal that it was the city asking for the increase in density. From small to medium for the property. And while I can understand that the government has implemented certain specifications to increase the amount of people in any area and Guelph is expected to reach a certain figure by a certain timeline, at what expense is this. Adding 100 cars of traffic to an area of speedvale that is less than a km long. Victoria is already so congested at the best of times and now so many more cars will be forced there.

While the neighbours mostly feel as though these plans are set with the city for approval based on your October 2019 meetings we would like to voice that we feel that the jump in density is too large in in for the area.

Thank you for your time and for reading some of my concerns.

Rebecca L.

Hello,

I am a concerned citizen who strongly opposes the proposal for 64 stacked townhomes on the former location of St. David and St. Patrick Anglican Church on Speedvale Avenue.

According to GuelphToday.com an Official Plan amendment and zoning bylaw amendment application has been made for 520 Speedvale Ave. E., and I would like to know when the city/council will be discussing this proposal so that I can be present and speak against this proposal. The article in GuelphToday.com also states that the developer is seeking amendments that would allow the site's density to allow 80 units per hectare. The current density allows 35 units per hectare. Although I do not know much about city planning or bylaw amendment, I insist that you speak up against this. I would be completely comfortable with allowing a developer to use this space to create a reasonable amount of new homes, but the zoning was put in place for a reason, and I hope that the city upholds them. I have always thought that any new development should be compatible with the surrounding land and the general character of the neighbourhood. The 3 storey back to back stacked townhouses do not fit this area. It simply allows developers to get the most amount of revenue from one plot of land.

As this property has been vacant for quite some time, I am in support of new development, however, I strongly disagree with the four blocks totalling 64 back-to-back stacked townhouses. Please urge your colleagues to vote no to change the land use designation from the current "Low Density Residential" to "Medium Density Residential". With 64 back-to-back stacked townhouses it will change the feel of the neighbourhood but also add most likely over 120 people to a small area. The height of the townhouses alone will tower of the homes and properties on Carmine Place (where the rooflines of Carmine Place will be at or below the ground level of the 3 story townhouses), blocking a large amount of natural light and an eye sort to residences. In addition, the plan also indicated that they are planning for only 84 parking spaces, which will no doubt not be enough for a complex that large and result in homeowners parking on adjacent streets. Since Speedvale and Delaware

are busy streets with limited parking spaces close, I sense that most of the overflow parking will occur on Carmine Place a small cul-de-sac with many small children and limited space already. There are already residences from Speedvale who frequently park on Carmine Place since the traffic on Speedvale can be challenging and dangerous to enter at certain times of the day. Other residences of this new complex may park on Newstead, which would mean that they would have to cross 4 lanes of active traffic to get to their homes. Parking would not be the only issue, the traffic on Speedvale between Eramosa and Victoria is, at times, very heavy with many trucks and cars often going over the posted 50 km/h posted speed limit. The new residences would find it exceedingly difficult to enter and exit their complex with the one driveway, especially a "rush hour" times of the day. I see that a traffic survey part of their application, however, it is important to note that this traffic survey was completed in May 2020, in the middle of a global pandemic, when almost all non-essential workers, students, and families were told to stay home if at all possible. Many nearby residences and commuters were working from home and not traveling in their normal traffic patterns. I wonder what difference we would find if the survey was completed in May 2019.

Furthermore, the lot's current 96 trees would be removed and only a small buffer strip would be placed surrounding the property. I understand that in a new development, some trees need to be removed, however, as the property sits significantly higher than Carmine Place, these trees provide essential support to groundwater and prevent flooding. According to the Archaeological Assessment on the area and made public on the city of Guelph website, it states that approximately twenty-five percent (25%) of the landscape features consisting of former agricultural land covered in low growth, such as lawns, pastures, meadows, shrubbery, and immature trees. This would all be turned into cement. I think it is important that you visit the location and notice the grade difference between 520 Speedvale and Carmine Place. These trees are also very mature, some even dedicated to what I can assume were members of the former church. In their current plan, little grass left on the property, and no indication of locations where new trees will be placed. The removal of nearly 100 trees would have a significant environmental impact on urban wildlife in this area, and I am sure will cause flooding issues in the spring each year. I also wonder how the snow removal process will look as 84 parking spaces and a large amount of asphalt and cement will result in little room for drainage and large piles of snow. I foresee large amounts of snow being shovelled towards the buffer strips, and the runoff significantly occurring on the neighbouring (and lower grade) properties. Are there any bylaws or rights neighbouring property owners?

I again would like to ensure that I am made aware of any future public meetings where 520 Speedvale will be discussed. I have seen no signs of intent or changes to zoning, and as a current resident of this area, I am a little disappointed that I had to find out in the newspaper.

Thank you for your time and consideration of this important matter,

Keri Lindsay

Hello

I found the proposal for development in my door on the weekend and wish to respond to it. Thank you for your concern.

I am very concerned about this development which is way off the charts for a 2 acre property. It will cause irreparable harm to residents on our street.

1- our homes will be de-valued. I recently had my house appraised and find that it is priced several thousand dollars lower than same house on Walnut drive.

2- there will be a lot of run-off from snow banks. The snow that would collect from a 2 acre lot would be horrendous and would cause flooding onto lots and street below.

3- Torrential rainfall has already caused flooding in at least one house on Carmine Place

3- the traffic and noise will add to our stress level

4- Carmine Place will become one huge parking lot for visitors to this development

5- Our homes are already devalued because of a house/lot at 9 Carmine Place.

It has 2 metal containers on driveway, one about 2" away from sidewalk and it is used as a dumping grounds for the person who owns it. He only comes there to dump more junk but usually does not live there. There has been several concerns raised at City Hall about this property over the years.

Thank you for your concern. You can add my concerns to your mailing list

Phyllis Moffitt

Proposed development at 520 Speedvale Ave. E. of 64 unit stacked townhouses with 84 parking spaces.

We would like these concerns to be put before council on October 13/2020

- Leave area as is at LOW DENSITY
- with increased traffic Speedvale will be a potential safety hazard, already high volume of traffic in and out of the city and driving too fast makes it unsafe now.
- lack of sufficient parking will result in congestion and safety issues for neighbouring streets
- Snow removal will be a problem, where will all the snow go (in our driveways).
- earth bins for garbage with no recycling as we all do, much noise made with trucks picking up garbage early morning or during the night
- inadequate buffer zones between development and neighbours

- our concerns will be alleviated if zoning remains as is LOW DENSITY
- PLEASE KEEP ZONING AS IS

Please take this into serious consideration for the council meeting on October 13/2020

Thank You

Luciano Capovilla

Dear Mayor Guthrie, Councillor Gordon and Councillor Goller,

We currently reside at XX Carmine Pl, Guelph, ON and are writing to you due to our concerns surrounding the new development being proposed in our neighbourhood.

Our home is one of few houses that has direct open access to the church property through a chain link fence. This is a sacred space, not only because it is formerly a church property, but also one of peace and tranquility for many residents in this area who often walk through, sit under a tree, walk their dog, and enjoy the sounds of nature this tree-lined property has to offer. We are devastated to hear of the proposed development that will transform this space beyond recognition. With that said, we are reasonable citizens and understand that this property is valuable in other ways, and knew that a housing development would likely come along soon! What we didn't expect was one that would propose changing this property zoning from low density to medium density, and attempt to put 64 residences in this small space! We are in favour of this property being developed, to benefit our city, and especially in order to deter illegal activity that has been happening at the church - but the current proposal is absurd for this particular parcel of land.

Our concerns are based on the following issues:

The proposed removal of all but a few trees and greenspace - Our backyard and all adjoining neighbours on Carmine Place have a slope of significant degree downwards from the church property. Currently, two rows of mixed deciduous and coniferous trees are situated at the top of the hill that slopes into our yard. We are certain that the removal of these trees will mean wet basements and continual erosion of the soil in our yards. We are already discussing and planning for the financial burden we will have to bear in order to protect our property by purchasing and planting numerous trees to help stop such erosion and help filtration of excess water coming from a paved lot at the top of this hill with no trees to hold the ground in place. (Have they made plans for snow removal with such small open space left in the proposal? Will there be massive snow banks against the fence that will inevitably leak into our backyard?)

Traffic increase - We hope that when this development is brought before council, that our councillors will demand another traffic study be completed. The evidence collected during the study in May 2020 (during a pandemic and economic shut down) does not accurately reflect the amount of daily traffic Speedvale East sees in a day. School buses and foot traffic alone were non-existent at this time and therefore this study is irrelevant. To add more than 70 (likely closer to 100) cars to

this intersection is irresponsible. Children walk to 3 different schools in this area, and buses for more schools pass by here. Traffic is already backed up past the church lot during rush hours. This location will be too dangerous for pedestrians and residents trying to get in and out of this property. Turning left into Carmine Place (heading east on Speedvale) after 3pm is already dangerous and has resulted in near misses from being rear-ended dozens of times (people speed through the light and don't expect someone to be stopping to turn left). To have an increase of vehicles attempting to do this only a few meters down the road will result in serious accidents. The only resolution to ensure safety here would be to have a turning lane put in, but there isn't any room for road widening on Speedvale as I'm sure you know. Carmine Place is a small cul-de-sac before a major 4-lane intersection. Our quiet street already sees numerous cars speeding through to do "turn arounds" throughout the day. I can only imagine how many more will end up on our street with a development like this nearby. Where are all of the extra cars going to go? 64 houses and only 71 parking spaces??? These new residents WILL end up parked on our road indefinitely. This, above all else, concerns me the most when it comes to the safety of many small children on our quiet street. We DO NOT accept that there will be strangers parking here and walking past our houses, leaving their cars here.

We are deeply concerned as you can see, and we appreciate any efforts you can put forth to aid us in keeping the zoning of this property to low density. We appreciate how much you have already been involved thus far and for hearing our concerns. Mayor Guthrie, you have been so prompt in responding to our neighbours' concerns regarding break ins at the church; and both Councillor Gordon and Rodrigo, we are very much impressed with your responses to each of us over this matter. We are so thankful to have your support.

We will be attending the council meeting on October 13 and accept any guidance you can offer on how to approach this going forward. We need to ensure this proposal isn't accepted as it stands right now.

Thank you again for your help and consideration,

Jenny McGregor & Brock Phillips

I live in the neighbourhood and do not want the zoning of low density to medium density to change, the traffic now is awful this would only make it worse. Please leave our lovely neighbour hood alone.

Thank You

Janice Pugliese

This is of great concern to me since my property runs the length of the Development for town houses. Our concerns would be alleviated if the Zoning would remain at low density. Thank You for your attention in this matter.

God bless,

Lorraine Bolton

Dear Mayor and Councillors,

I am writing about the proposed development at 520 Speedvale Avenue East.

I understand that there is pressure from the provincial government to "grow" Ontario cities but that development land in Guelph is in short supply. The Council is forced to consider all options carefully and it is commendable that this is done with public consultation. 520 Speedvale Avenue East presents one of those options.

The developer, with an eye to profit and little regard for suitability is proposing that zoning be changed from low to medium density in order to build stacked townhomes. The proposal leads to many concerns that include:

The effects of increased traffic on Speedvale;

The removal of mature trees and subsequent loss/lack of greenspace;

The inadequacy of parking spaces that will lead to on street parking in the surrounding neighbourhood.

I urge the Council to keep the low-density zoning that is more in-keeping with the neighbourhood and require the developer to submit a modified proposal.

Your sincerely,

John Steggles

Dear City of Guelph Council,

I understand from Ward 2 councillor, Rodrigo Goller, that the 520 Speedvale development application requests several exceptions to city zoning bylaws that increase density and decrease green space and distance of development from property lines. As a resident of King Street, ward two, I am concerned about my neighbourhood losing it's character, green space, and urban wildlife. When I hear of applications to reduce distance of development from the property line or increase density I feel concerned that the core of the city will lose what makes it a great place to live.

Please set a precedent and require developers and homeowners to stay within the zoning bylaws. Preserve our heritage for future generations.

Katherine Howitt

I have lived at XX Carmine Place for over 50 years.

I realize progress has to be made, but I would hope the Developer also realizes that to build 64 stacked is far too many to put in a residential area of 2 acres'

Safety would be a big concern. Trying to make a left hand turn in A.M. traffic, I see no play area for Children, & with 84 parking spaces., even Adults will have to be careful!

I worry about snow removal ? Carmine is lower, so will get the runoff from melting snow or heavy rains.

I wonder about Garbage, Where will all those Blue,Green, Gray bins set ? or is there room for Garbage Truck to get in & turn around ?There are many other factors, such as the Tree Removal, or overflow parking on surrounding streets.

I would ask that the zoning not be changed,leave it at low Density residential.

Thankyou

Evelyn Linton
