

SEPTEMBER 24 2020

ATTENTION - SHELPH CITY CLERK

RE-APPLICATION FOR 520 SPEEDVALE AVE. EAST

RE-COUNCIL MEETING, OCTOBER, 13, 2020

I ENCLOSE SUBMISSIONS THAT SHOULD BE FORWARDED
TO MAYOR, CAM GUTHRIE AND THE SHELPH CITY COUNCILLORS
FOR THEIR INFORMATION FOR THEIR MEETING.

I THANK YOU FOR YOUR ASSISTANCE

Richard Gazzola

RICHARD GAZZOLA



TO MAYOR CAM GUZMÁN

TO GUELPH COUNCILLORS

COUNCIL MEETING OCTOBER, 13, 2020

CONCEPT PLAN FOR 520 SPEEDVALE AVE EAST

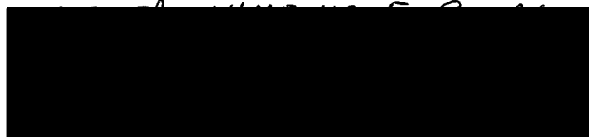
PRG-AMBLE

COMMENTS IN OPPOSITION

EXHIBITS

- 1 ELEVATIONS
- 2 SITE PLAN
- 3 ZONING AND RESOLUTIONS
- 4 MATURE TREES

BY RICHARD GAZZOLA



SEPT-25-2020

PRE-AMBLE

- A THE 520 SPEEDVALE AVE E. SITE IS A FORMER CHURCH SITE CONTAINING .8 HECTARS OF LAND ON WHICH THE DEVELOPER WANTS TO CONSTRUCT 64 STACKED TOWN HOUSES BY REQUESTING MAJOR VARIANCES, AND BY INCREASING THE DENSITY FROM LOW DENSITY TO MEDIUM DENSITY
- B THE SURROUNDING NEIGHBOUR HOOD CONSISTS OF A WELL ESTABLISHED SINGLE FAMILY RESIDENTIAL AREA OF LOW DENSITY, AND THEY OPPOSE THE CHANGE TO MEDIUM DENSITY AND ARE SUPPORTIVE OF A LOW DENSITY ROW OR TOWN HOUSES WHICH WOULD ALLOW APPROXIMATELY 28 RESIDENCES TO BE CONSTRUCTED ON THE .8 HECTOR SITE LIKELY WITHOUT MAJOR VARIANCES BEING REQUESTED
- C IF THE .8 HECTOR SITE WERE TO BE COMPARED TO AN ORANGE, WE HAVE THE DEVELOPER SUGGESTING THE SITE "ORANGE" TO SUCH A DENSITY WITH MAJOR VARIANCES, THAT THE RESULTING JUICE WILL BE VINEGAR.
- D THE ESTABLISHED RESIDENTIAL NEIGHBOUR HOOD DOES NOT WARRANT VINEGAR

COMMENTS IN OPPOSITION TO THE PROPOSED
STACKED TOWNHOUSES ON 520 SPEEDVALE AVE E.
AND THE REQUESTED VARIANCES AND TO
RAISE THE DENSITY TO MEDIUM FROM LOW DENSITY

1 THE ENTIRE NEIGHBOURHOOD IS MADE UP OF
SINGLE FAMILY RESIDENCES, AND THE SPEEDVALE E.
AREA HAS ITS SHARE OF APARTMENTS ON DELAWARE ST
AND TOWNHOUSES AT WOODLAWN AND VICTORIA RD.

2 THE DEVELOPMENT SHOULD BE STRUCTURED FOR
LOW DENSITY OR TOWN OR ROW HOUSING ON THIS .8 HECTARE
SITE FOR A MAXIMUM OF APPROXIMATELY 25 TO 30 UNITS
AND VARIANCE MAY NOT BE REQUIRED ON LOW DENSITY

3 THE CUTTING DOWN OF CLOSE TO 90% OF THE EXISTING
MATURE TREES IS A SACRILEGEOUS. THERE IS NO
ROOM TO PLANT TREES ON THE SITE ACCORDING TO
THE PLAN, AND HAVING THE DEVELOPER PAY A COST
FOR CUT TREES DOES NOT GIVE ANY SHORT TERM OR
LONG TERM BENEFIT TO THE FUTURE OCCUPANTS
OR OWNERS OF THIS PROPERTY

4. COUNCIL IS PRIORITIZING ITS URBAN FOREST MANAGEMENT
PLAN AND AT THE SAME TIME WOULD BE ALLOWING
TREES TO BE CUT WHILE SHELDAH WANTS TO
INCREASE ITS TREE CANOPY

5. THE MASSING SIZE OF THIS PROPOSED PLAN AND OVER POWERING HEIGHT OF THE BUILDING ON AN APPROXIMATELY 59 FEET HIGHER THAN STREET GRADE IS NOT CONDUCTIVE TO THE EXISTING RESIDENTIAL NEIGHBORHOOD

6. THE PRESENT TRAFFIC AS OBSERVED ON THE SECTION OF SPEEDWALK AVE BETWEEN VICTORIA RD AND GRAMOSA RD MAKES IT HARDLY POSSIBLE TO MAKE A LEFT TURN EITHER WAY FROM DRIVEWAY IN SAFETY BETWEEN THE HOURS OF 3:30 PM TO 5:30 PM. THE TRAFFIC BACKS UP AT THE TRAFFIC LIGHTS AND SPEEDWALK AND GRAMOSA.

7. THE VARIANCES REQUESTED BY THE DEVELOPER ARE MAJOR VARIANCES INCLUDING THE SIZE OF THE AREA PER UNIT AND THE REDUCTION OF THE AMENITY ROOM. THESE REDUCTIONS WOULD BE A DENRIMENT TO THE OCCUPANTS OF THE RESIDENCES AND THEIR CHILDREN. SOME OF THE AMENITIES WOULD BE ON SLOPED TERRAIN AND THE LOSS OF ABOUT 30% IS TOO RESTRICTIVE

8. IN THE CHART OF ZONING REGULATION, REQUIRED, PROVIDED AND COMPLIANCE, THE DRAFTER HAS BEEN IN ERROR OR DECEPTIVE IN ARTICLE 4.13.2.2, THAT READS "PARKING SHALL BE LOCATED IN THE SIDE OR REAR YARD AND NOT WITHIN 3 METERS OF ANY LOT LINE". THE DEVELOPER NOTES THAT 3 METERS IS PROVIDED AND THAT YES ITS IN COMPLIANCE, BUT THE FLOOR AND SITE PLAN SHOWS THAT THIS DISTANCE CTD'

8. COVID

FROM THE PARKING TO THE CARMING ST PROPERTY
LINE TO 1 METRE, NOT 3 METERS AS FOR THE
REGULATIONS. PLANNING HAS CONFIRMED THE DIFFERENCE

9 THE RESIDENTIAL NEIGHBOURS ARE AWARE THAT
THIS FORMER CHURCH SITE WILL BE DEVELOPED, BUT
WANT THE DEVELOPMENT TO BE OF LOW DENSITY
TO BE COMPATIBLE WITH THE LOCAL RESIDENTIAL
NEIGHBOURHOOD AND AT APPROXIMATELY 28 UNITS
ON 0.8 HECTARES OF LAND

10 THE PARKING ON THE SITED CONCEPT PLAN WILL
BECOME A SERIOUS FUTURE PROBLEM AS INSUFFICIENT
PARKING WILL CAUSE OVERFLOW ON TO
CARMING, DELAWARE, DAKOTA, NEASTON & MONTGOMERY
IT IS SUGGESTED THAT 1 1/2 CARS PER UNIT WOULD
BE APPROPRIATE

EXHIBITS

1. HEIGHT ELEVATIONS SHOWING THE BUILDING HEIGHT TO THE TOP OF THE PITCHED ROOF FROM THE MID-GRADE OF THE LOT.

2. PLAN LAYOUT SHOWING DISTANCE FROM PARKING LOT DISTANCE TO ADJOINING PROPERTY LINE TO BE 1 METER, WHEREAS THE REGULATION 4-13.2.2 REQUIRES THE DISTANCE TO BE 3 METERS - MARKED IN RED.

THIS IS A DECEPTION ON THE PLAN AND DECEPTION IS CARRIED OUT ON EXHIBIT 3 ON STATEMENT THAT THE DEVELOPER IS PROVIDING 3 METER AND COMPLIES NOT WITH STANDING THE 1 METER ON THE PLAN LAYOUT.

3. ZONING REGULATIONS ARE REQUESTED FOR VARIANCES AND ARE MAJOR REQUESTS. THE VARIANCE FOR A REDUCED PRIVATE AMENITY FROM 20m^2 TO 13m^2 IS MORE THAN 30%.

THE MINIMUM LOT AREA FROM 150m^2 TO 125.4m^2 IS ALSO SUBSTANTIAL.

THESE REQUIREMENTS SHOULD NOT BE COMPROMISED TO THE DETRIMENT OF THE OCCUPANTS.

THE PLAN SHOWS A 1 METER DISTANCE BETWEEN PARKING AND LOT LINE, THE REGULATION 4-13.2.2 REQUIRES 3 METER DISTANCE, YET THE DEVELOPER CLAIM THEY ARE IN COMPLIANCE. MARKINGS IN RED AND YELLOW

4. THE DEVELOPER IS WANTING TO CUT OVER 90%
OF THE MATURE TREES ON THE SITE, AND YET
THE CITY OF GUELPH IS GIVING PRIORITISING TO
AN URBAN FOREST PLAN ON IT CANOPY WANTS,
THIS WOULD BE COUNTER PRODUCTIVE TO CUTTING
THE EXISTING MATURE TREES. THE TREE PLAN
IS A TRAGEDY TO GUELPH CANOPY

EXHIBIT 1

ELEVATIONS - STREET GRADE TO MIDGRADE WITH BUILDING HEIGHTS & PITCH ROOF AND TOTAL HEIGHT FROM SIDEWALK

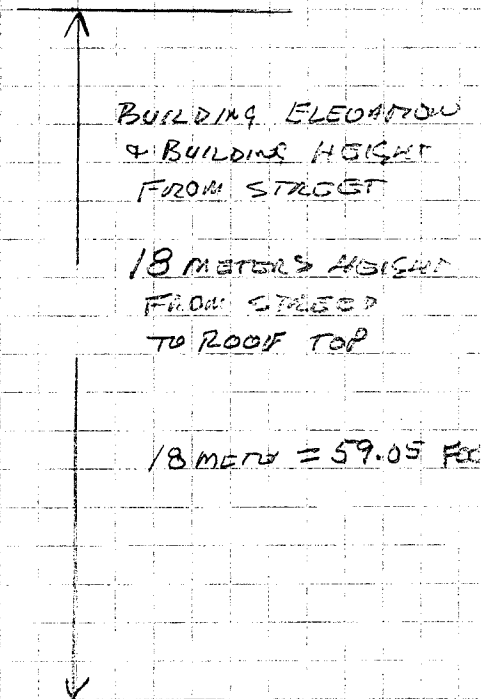
PITCH ROOF AT 2.5M - ELEV. 371.1M

BUILDING HEIGHT - ELEVATION 369.5M
AT 11.5 METERS
FROM MID GRADE
WITHOUT PITCH ROOF

MID GRADE ELEVATION 357M

SIDEWALK ELEVATION 353M

1 SQUARE = 1 CM = 1 METER



ASTRID J. CLOS

PLANNING CONSULTANTS

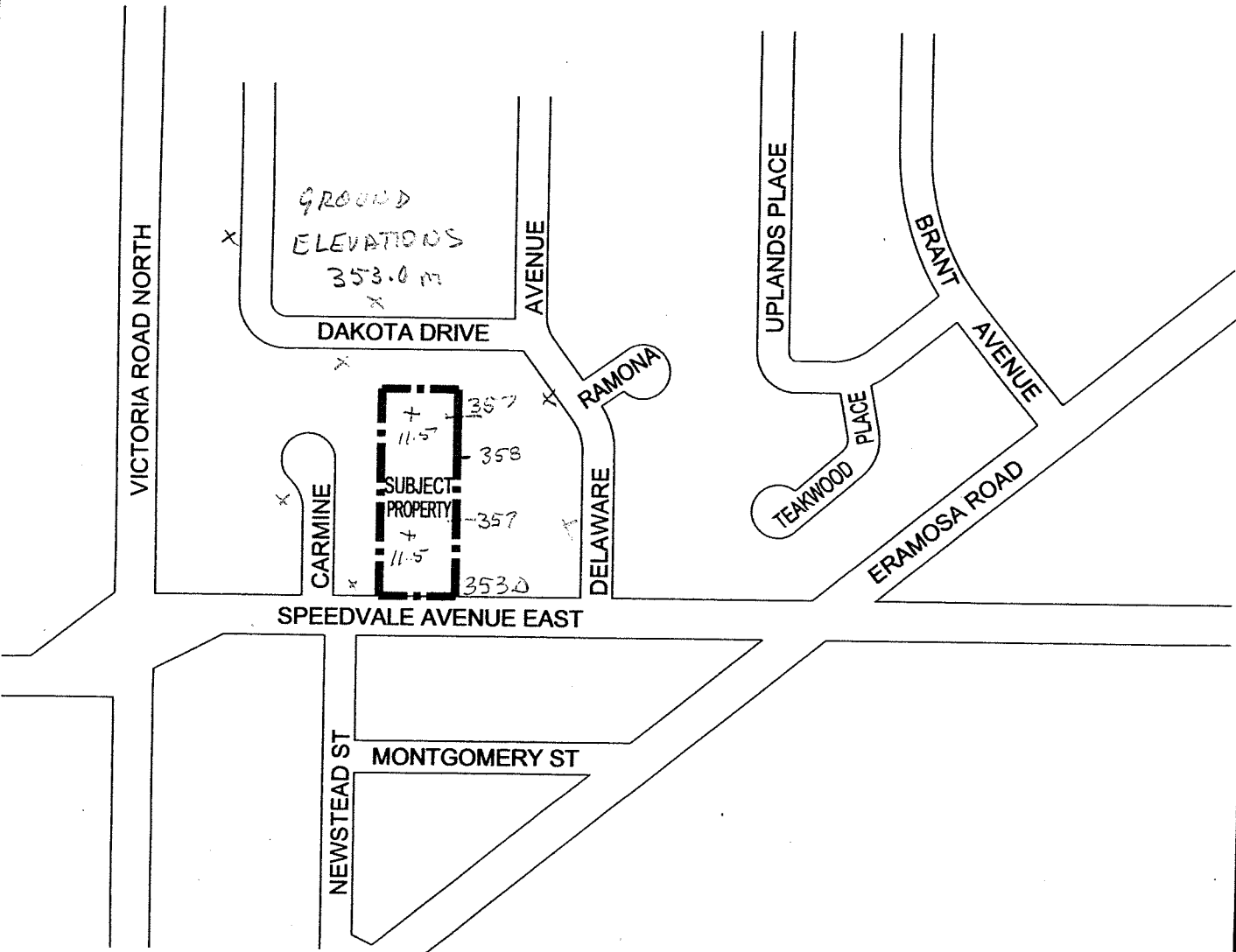
423 Woolwich Street, Suite 201
Guelph , Ontario N1H 3X3
Email: astrid.clos@ajcplanning.ca
Phone: (519) 836-7526 (836-PLAN)

CONCEPT PLAN

520 SPEEDVALE AVENUE

DATE: APRIL 22, 2020	SCALE 1:400
PROJECT No. 1926	DRAWN BY: A.R.N.

KEY MAP



LEGAL DESCRIPTION

BLOCK 'B', REGISTERED PLAN 602

Specialized Stacked Townhouse R.3A - Zone

Permitted Use: Stacked Townhouse **Requested Use:** Back to Back Stacked Townhouse

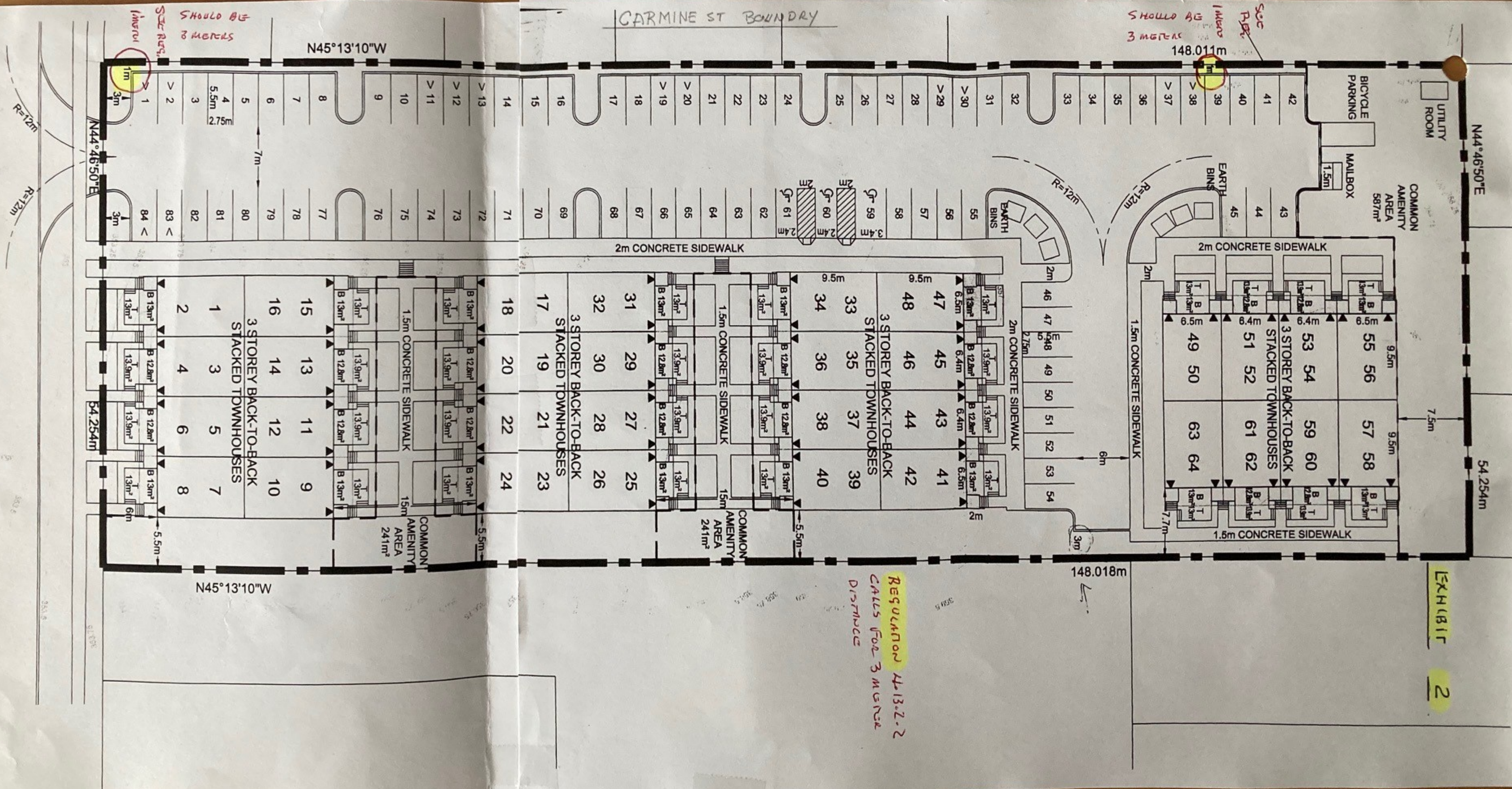
"Back-to-Back Townhouse": means a Building where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the Dwelling Unit from the outside accessed through the Front Yard, Side Yard or Exterior Side Yard and does not have a Rear Yard.

(i) "Townhouse" means a Building that is divided vertically into 3 or more separate Dwelling Units and includes a row house;

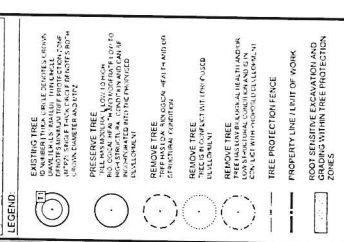
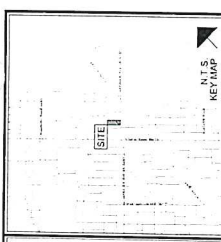
(iii) **"Stacked Townhouse"** means 1 Building or Structure containing 2 Townhouses divided horizontally: one atop the other;

Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	1,000 m ²	8,030 m ²	Yes
Minimum Lot Area per Unit	150 m²	125.4 m²	No
Minimum Lot Frontage	18 m	54.25 m	Yes
Minimum Front Yard	6 m	6 m	Yes
Minimum Side Yard Half the Building height but not less than 3 m	5.75 m (Building Height 11.5 m)	5.5 m	No
Minimum Rear Yard Half the Building height but not less than 3 m	5.75 m (Building Height 11.5 m)	6 m	Yes
Maximum Building Coverage	40% (Building Coverage 2,080 m ²)	26%	Yes
Maximum Building Height	3 storeys	3 storeys	Yes
Minimum Distance between Buildings (5.3.2.3.1)	Minimum 15 m between walls with windows to habitable rooms	15 m	Yes
Private Amenity Area (5.3.2.3.4)	Minimum 10.5 m between Private Amenity Area to wall with windows to habitable rooms.	13 m	Yes
Private Amenity Area (5.3.2.3.5)	Minimum distance 6 m between Private Amenity Areas of two separate Buildings.	11 m	Yes
	Minimum 3 m between side by side Private Amenity Areas	3 m	Yes
	Minimum 6 m between Private Amenity Area and wall of another Building	13 m	Yes
Minimum Common Amenity Area (5.3.2.4.1 b)	640 m ²	640 m ²	Yes
	Minimum of 10 m ² of Common Amenity Area per dwelling. (64 units)		
	Minimum 50 m ² Common Amenity Area.		Yes
5.3.2.5 Minimum Private Amenity Area Per Dwelling Unit	a) have a minimum area of 20 m ²	13 m ²	No
	b) minimum depth (from the wall of the dwelling unit) of 4.5 metres;		No
5.3.2.5.1 R.3A Zone - Ground Level Stacked Townhouse Units	c) have a minimum width of 4.5 m		No
	d) not within 6 m Front Yard		No
	e) not face onto a public Street		No
	f) be accessed through a hall or Habitable Room, not a bedroom;		Yes
	g) not include walkways, play areas, or any other communal area; and		Yes
	h) be defined by a wall or Fence.		Yes
	i) minimum 3 metres from a Lot Line.		Yes
	a) have a minimum area of 10 m ²	10 m ²	Yes
	b) consist of a patio or terrace; and	balcony	Yes
	c) 1.8 m wall or railing between units		Yes
Minimum Landscaped Open Space	40% (landscaped open space 3,331 m ²)	40%	Yes
Buffer Strip	Required abutting residential zone.		Yes
Off-Street Parking (1 per unit)	64	64	Yes
Visitor Parking minimum of 20% of the total required Parking Spaces	13	13	Yes
4.13.2.2 Parking shall be located in the Side or Rear Yard and not within 3 metres of any Lot Line.	3 m <i>ONLY 1 METER SHOWN ON PLAN</i>	3 m NO	Yes NO
4.13.2.2, only visitor parking may be located in the Front Yard provided it is to the rear of the 6 m Front Yard.			Yes
4.13.2.2.2 driveway or parking maximum 3 m to an entrance or window of a habitable room.			Yes
4.13.3.2.2 minimum Parking Space dimensions are 2.5 m by 5.5 m.			Yes
5.3.2.6.2 Maximum Density	60 units per hectare	79.7	No

REGULATION 413.2-2
CALLS FOR MENTAL
DISTANCE



SPEEDVALE AVENUE EAST



**ON-SITE COMPENSATION USING
AGGREGATE CALIPER FORMULA**

- SIXTY-EIGHT (68) INDIVIDUAL TREES TOTALING 1.84 CU/DBH TO BE REMOVED DUE TO DEVELOPMENT
- COMPENSATION TREE = 6cm
- 1.871 x .6 = 1.1233
- 313 TOTAL COMPENSATION TREES REQUIRED

INFORMATION SOURCES

1. BASE PLAN OBTAINED FROM ASTND J CLOS PLANNING CONSULTANTS INC. JUNE 30, 2020.
2. TREE INVENTORY AND ASSESSMENT CONDUCTED BY ARBORE & ASSOCIATES INC. FEBRUARY 10, 2020.

REVISIONS			BY DATE	
No.	Description	By	Date	
0	SPA SUBMISSION		2 JULY-20	



ABOUT & ASSOCIATES INC.
Consulting Architects • Ecologists • Landscape Architects
22144 15th Avenue SW • Suite 300 • Northridge, CA 91321 • Tel: 818/708-1000

TREE PRESERVATION PLAN

520 SPEEDVALE AVE EAST
CITY OF GUELPH

Date: JULY 2020	Designer: DB
Project: AAJ010A	Drawn: JCL
Scale: 1/250	Checked: JD

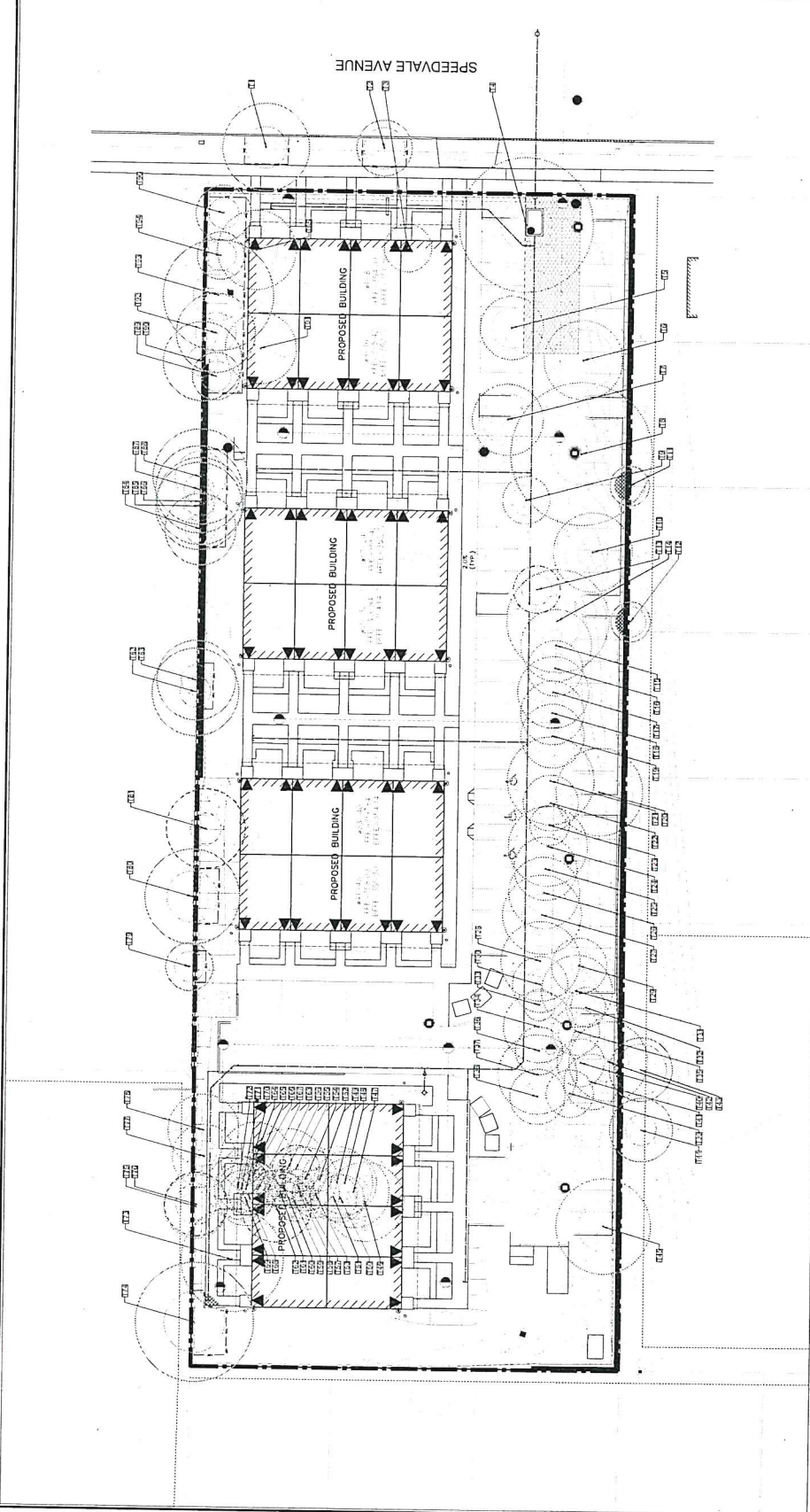


EXHIBIT 4