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Coming up at 6:30 pm, it's this month's planning meeting. If you're interested in the OR Lands, this one's for you!



City Council Preview – What's on the Agenda for the March 21 Meeting?

After March Break, council will sit down for this month's relatively thin planning meeting with two items on the agenda. One is about approving a plan for a seniors' residence in the so...

<https://guelphpolitico.ca/2023/03/10/city-council-preview-whats-on-the-agenda-for-the-...>

Mayor Guthrie has called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof? Nope!

One item on the consent agenda: Decision Report for 1408 Gordon Street and 33-41 Arkell Road - Proposed Zoning By-law Amendment.

2.1 Decision Report for 1408 Gordon Street and 33-41 Arkell Road - Proposed Zoning By-law Amendment - 2023-20



Recommendation:

1. That the application from ASC (Guelph) Facility Limited Partnership/Resolve Project Management on behalf of ASC (Guelph) Facility Inc., for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) and "Specialized Cluster Townhouse" (R.3A-46) Zones to a "Specialized General Apartment" (R.4A-58) Zone to permit the development of a mixed-use retirement community on the properties municipally known as 1408 Gordon Street and 33-41 Arkell Road and legally described as Part Lot 7, Concession 8, City of Guelph, As In RO700881, Part Lot 7, Concession 8, Designated as Part 3, 61R-1192 and Part Lot 7, Concession 8, City of Guelph, as in IS15763, IS14494, Guelph be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2023-20, dated March 21, 2023.
2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 1408 Gordon Street and 33-41 Arkell Road.

Cllr Chew asks to pull the item. He moves the motion and says he's happy to support it, but he has a "few quick questions." Cllr O'Rourke seconds.

Chew thanks staff for indulging him, thinks this application is going to be "fantastic" for the community, but wants to talk about pedestrian safety. 75 independent living residents, all relying on walking and transit.

Chew asks about pedestrian crossing at Gordon and Vaughan. Holmes says Gordon Street improvements will start in 2025 and will take a year or 1.5 years to complete. Council walks to make sure that all improvements are one and done.

Chew asks about complete streets guidelines and how it relates to Gordon St improvements. Transport. Planning manager Jennifer Juste says it will prioritise the networks identified in the Transport Master Plan, & there's a tool to evaluate how well to match the various networks.

Gordon Street is a unique challenge because it's the spine for the transit system, plus the cycling network and other considerations like a goods moving corridor. Having said all that the Complete Street standards should be back by the end of the year.

Chew says he want to bring this up to look at how street improvements can be co-ordinated with private developments to get the most bang for the City's buck.

Decision Report for 1408 Gordon Street and 33-41 Arkell Road - Proposed Zoning By-law Amendment approved unanimously.

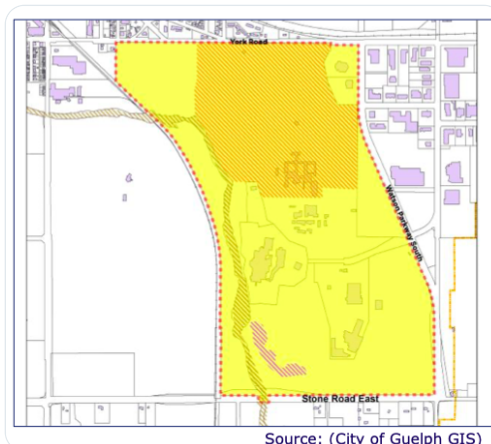
Next: Ontario Reformatory Heritage Conservation District Study–Phase One Report.

Stephen Robinson, Senior Heritage Planner, and Joel Konrad, Cultural Heritage Lead from WSP Consulting, will present.

This was approved by Heritage Guelph last month, and establishes the formal boundaries of the heritage conservation district for the OR Lands. After this, assuming the boundaries are approved, we move on the phase two which...

...will see the creation of the heritage district plan which includes the formal policy and objectives, the heritage approval processes, the implementation and integration strategy for new construction, guidelines for alterations, and guidelines for adaptive reuse.

This is the study area on the left, and the proposed boundary on the right. The big carved out part on the right is the Cargill plant on Dunlop.



For your information, an open house with members of the public was held last fall. Some of the notes made here went into the considerations made in the proposed HCD boundary.



Standing Room Only for OR Lands Heritage District Open House

It's probably a good sign if you have to bring more chairs into your open house. Or a bad sign. Maybe though it's just a reflection of the remarkable interest in the fate of the Ontario...

<https://guelphpolitico.ca/2022/09/30/standing-room-only-for-or-lands-heritage-district-o...>

The phase one was first brought to the January meeting of Heritage Guelph for feedback, and then it was passed in February.



MEETING PREVIEW: Heritage Guelph Meeting for January 23, 2023

With the new year, Heritage Guelph is now officially under the proverbial gun thanks to changes in Bill 23 and the ongoing efforts to preserve the Ontario Reformatory Lands in the east end. Both of...

<https://guelphpolitico.ca/2023/01/13/meeting-preview-heritage-guelph-meeting-for-janu...>

How the HCD will work with the Guelph Innovation District Secondary Plan:

Future planning vs heritage value

Potential Heritage Conservation District

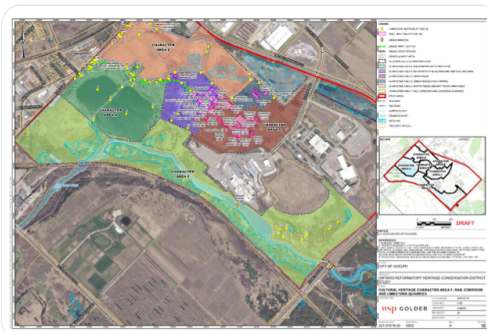
- Describes heritage value
- Identifies physical heritage attributes that express that value
- Provides targeted policies to ensure those physical attributes are maintained
- The HCD Study does not make recommendations related to a specific development
- HCD **conserves Heritage Value**

GID Secondary Plan

- "Sets out policies for the Guelph Innovation District"
- "Establishes a detailed planning framework consisting of a Vision, Principles and Objectives and Policies and Schedules to guide and regulate future development of the GID Planning Area"
- GID **guides future use**



The HCD is made up of 6 different character areas. The one on the left is the map from Sept '22 but it gives you a clearer look than the one in the agenda package.



All properties in the OR Land meet more than 2 in each of the 9 criteria area for designation. If a portion of a property is meant to be included it has to meet 2/9 at minimum.

Konrad is talking about some of the qualitative things that went into the boundary, like the Royal Jaycees Park, which is now a part of the boundary but it was a topic of intense conversation at the open house last fall.

Generally, there was some pretty strong agreement in the general public about what needed to be protected.

Public meetings: example of quantitative results

What is your level of agreement with including each of the Character Areas in the proposed HCD boundary?

- Character Area A: 87% of participants strongly agree;
- Character Area B: 96% of participants strongly agree;
- Character Area C: 81% of participants strongly agree;
- Character Area D: 86% of participants strongly agree;
- Character Area E: 100% of participants strongly agree; and
- Character Area F: 81% of participants strongly agree.



This concludes the presentation. We now move on to three delegations.

Lin Grist is the first delegate, and she promises to be brief. She says that she thought that she knew a lot about the OR Lands, but has learned a lot through this process. She urges council to approve the recommendations.

Recommendation:

1. That the recommendations of the Ontario Reformatory Heritage Conservation District Study Report (February 2023) (Attachment-1) be approved;
2. That staff be directed to prepare a heritage conservation district plan for the Ontario Reformatory District area in accordance with the Ontario Heritage Act.

Ron East from the Council of Canadians is next. He says the work done has been thorough and well-research, and the he likes the recommendations too. Wants council and staff to move "expeditiously" to next phase given "mercurial" nature of the ONgov.

Last but not least is John Fisher, President of the Guelph Hiking Trail Club. He lends the club's support to the recommendations and congratulates staff and Heritage Guelph. Still, he's worried that the timeline won't save the wooden trestle bridge.

Fisher says that the GHTC has been working with Infrastructure Ontario to evaluate the bridge for the last few years, but reporting earlier this month said that IO is looking at demolishing the bridge.



Historic wooden bridge may be torn down, says province

Preliminary assessment underway now 'in the event (demolition) is required'

<https://www.guelphtoday.com/local-news/historic-wooden-bridge-may-be-torn-down-sa...>

Fisher says that since then, IO has broken off contact with the GHTC and they're trying to repair the relationship. Fisher asks council and Fusion Homes to reach out to IO about saving the bridge. Now.

Cllr Allt asks about the value of the bridge. Fisher says there's heritage value, and it connects two trails in the area and both sides of the river. Fusion promo video also shows the bridge being used as a community access point.

Fisher adds that this is only one of three wooden trestle bridges in the Grand River Watershed, and one of the other two, the covered bridge, is a facsimile.

Cllr Caron notes that GHTC has a long history of bridge building. but asks if that's the best location for a bridge? Fisher says that's fair, it's not the perfect location for planned cycling connection but maybe we can spare a couple of million \$ and keep the current bridge. 🙌

No more delegates. Allt/Richardson put motion on the floor:

Recommendation:

1. That the recommendations of the Ontario Reformatory Heritage Conservation District Study Report (February 2023) (Attachment-1) be approved;
2. That staff be directed to prepare a heritage conservation district plan for the Ontario Reformatory District area in accordance with the Ontario Heritage Act.

Cllr Downer begins staff question by asking about widening of York Road and impact on site. Planning GM Walkey says planning is ongoing and heritage staff are part of them. Also working with IO and preservation is the top priority.

On the bridge, Downer asks about staff convos with IO. Walkey says they've talked about the bridge and have heard similar things. IO is looking at next steps and staff are in close contact. They are concerned about people using the bridge and think it unsafe.

Downer asks if IO's away of the City's preference to keep the bridge. Walkey says yes, and they signed off with the part IV designation.

Downer says that she has an additional motion in regards to the bridge after the original recs are passed.

Caron asks about any restoration is on the books for the trails on the property. Walkey says upgrades are in the Capital Plan though she can't recall the specific date.

Caron asks about the protection of the quarry, is there any precedent for protecting a feature like that? Konrad can't think of a specific example, but natural landscape features are often designated, and that's going to come up more with Indigenous cultural landscapes.

Allt says it's clear that many, many people in Guelph care about this property. Asks about potential usages. Robinson says that's a "fascinating" question, and says the key will be the block plan process in est. how the land will be used. Doesn't want to offer exact suggestion.

Allt asks about timeline for phase 2. Walkey says large consultation will begin on phase 2, so late 2024 or early 2025.

Cllr Gibson thanks staff, he had similar questions about the HCD process and the York Road construction work.

Cllr Caton thanks staff and past members of Heritage Guelph for getting things this far. She looks forward to support this.

Guthrie says he's concerned about what the ONgov may or may not do, so is there a way we can expedite this. Public engagement is important, but this doesn't seem controversial...

...Konrad says the process in phase 1 took a long time b/c of multiple rounds of consultation with multiple groups. There's a lot of organising. There's also the policy review of Phase 2 to ensure heritage protection, and the concern there is that policies are ironclad.

Guthrie asks if the timeframe they're working with is normal. Konrad says yes, these projects take a long time, and sometime longer than this.

Guthrie encourages the community to take the time to walk the OR Lands, because "they're pretty fantastic." He confesses that it took him a long time to check it out in-person. He calls it a treasure.

Guthrie asks if the City every heard back from the council-endorsed motion to work collaboratively to keep the lands open to the public. Walkey says they speak with IO frequently but can't recall a specific mention.

Recommendations approved unanimously.


Recommendation:

1. That the recommendations of the Ontario Reformatory Heritage Conservation District Study Report (February 2023) (Attachment-1) be approved;
2. That staff be directed to prepare a heritage conservation district plan for the Ontario Reformatory District area in accordance with the Ontario Heritage Act.

The second Downer motion specifically about the bridge situation. Cllr Klassen seconds.

Ontario Reformatory Heritage Conservation District Study-Phase One Report - 2023-75
Motion - Councillor Downer

1. That staff continue discussions with Infrastructure Ontario regarding the options for conservation of the Trestle Bridge on the former Ontario Reformatory property and report back to Council.



That motion passes unanimously too.

Bylaws of the week moved by Klassen/Allt. Passed unanimously.

***4.1 By-law Number (2023)-20779**

A By-law to appoint Deputy Fire Chief Steven Goode and Deputy Fire Chief Ryan Schubert as interim Acting Fire Chief for the Guelph Fire Department, to amend By-law Number (2009) – 18725, and to repeal By-law Number (2009) – 18727, By-law Number (2009) – 18840, By-law Number (2009) – 18841 and By-law Number (2010) – 19003.

***4.2 By-law Number (2023)-20783**

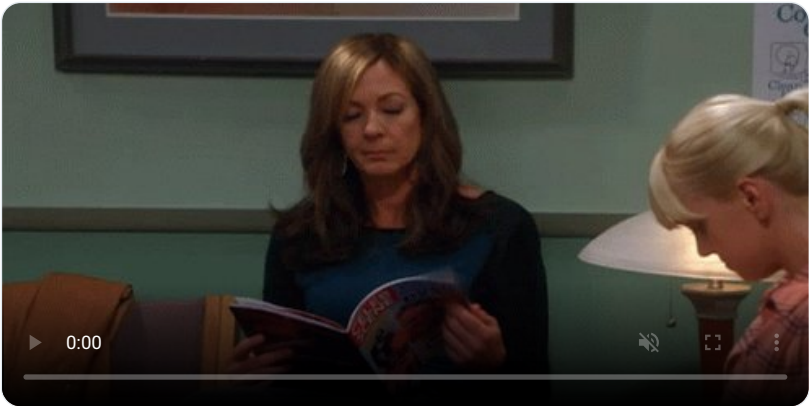
A By-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects the properties municipally known as 33 and 41 Arkell Road and 1408 Gordon Street and legally described as Part Lot 7, Concession 8, City of Guelph, As In RO700881, Part Lot 7, Concession 8, Designated as Part 3, 61R-1192 and Part Lot 7, Concession 8, City of Guelph, as in IS15763, IS14494, Guelph (File No. OZS21-003).

***4.3 By-law Number (2023)-20784**

A By-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects lands municipally known as 55 Baker Street and 160 Wyndham Street North, and legally described as Part of Burying Ground, and Part of Lane Through Burying Ground, Registered Plan 8, Closed by MS80255, Designated As Parts 5, 6 and 7 on Plan 61R-21815, Part of Burying Ground, Part of Lots 73 and 74, and Part of Lane at the Rear of Lots 73 and 74 (Known as Park Lane), Closed by CS31228; Registered Plan 8, Designated as Parts 1, 2, 3, & 4, Reference Plan 61R-21815; Subject to Easement over Part 2, 61R-21815 as in Instrument ROS557919 and Subject to Easement over Part 3, 61R-21815 as in Instrument ROS573090, City of Guelph (File No. OZS23-002).

Gibson reminds everyone that there will be a town hall at city hall this Thursday at 6 pm about forming a sports council in Guelph.

Meeting over!



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