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May 9 · 109 tweets · [adamadonaldson/status/1656061597729579009](https://twitter.com/adamadonaldson/status/1656061597729579009)

This month's council planning meeting starts in about 10 minutes. On the agenda:



**City Council Preview – What's on the Agenda for the May 9 Meeting?**

May's planning meeting was all set to be a contentious affair, 23-storey contentious. But you know what? Never mind. See more details about that below, and also see details about the next bui...

<https://guelphpolitico.ca/2023/04/28/city-council-preview-whats-on-the-agenda-for-the-...>

Mayor Guthrie has called the meeting to order.

One closed item on the agenda: Bargaining Mandate Update Report - Guelph Professional Firefighters Association Local 467 and Paramedic Services Union, the Ontario Public Service Employees Union Local 231.

Guthrie reports that council received information from staff and council then gave direction to staff. That it all.

Disclosure of Pecuniary Interest and General Nature Thereof? Nope.

First, consent agenda:

**6.1 Building By-law Updates - 2023-134**



**Recommendation:**

1. That the By-law, included as Attachment-1, Draft Building By-law Amending By-law, be enacted to amend the Building By-law (2015)-19985, as amended.

**6.2 47 Alice Street - Notice of Intention to Designate - 2023-153**



**Correspondence:**

\*Elia Morrison

**Recommendation:**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 47 Alice Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

Caron/Klassen move the consent agenda. It's approved.

We were also supposed to get a Decision Report on 58 Wellington Street East Proposed Official Plan and Zoning By-law Amendment, but the application was pulled.

So that just leaves one last item: Official Plan Amendment 80 - Minister's Decision.

To recap:

## Official Plan Amendment 80

Amended the City's Official Plan to implement:

- An updated vision to 2051
- New urban structure
- Updated population and employment forecasts
- New intensification and density targets

Adopted by Guelph City Council on July 11, 2022 and submitted to the Minister of Municipal Affairs and Housing for approval.



Some of the stuff that the minister changed in the final approval:

### Minister's decision

Notice of decision issued April 11<sup>th</sup>, 2023

OPA 80 in effect as of April 12 and appeals are not permitted

Eighteen (18) modifications to address:

- Provincial policy direction on housing supply
- References to the Ontario Land Tribunal
- Planning roles and responsibilities
- Agri-food network
- Definitions
- Other changes



### Summary of Modifications

The modifications are addressed in this presentation as:

- General and minor modifications
- Land use policy and definitions
- Downtown Secondary Plan
- Guelph Innovation District
- Site-specific modifications



### General and Minor Modifications

- Changed one policy reference to the Ontario Municipal Board to the Ontario Land Tribunal
- Removed thirteen references to the Grand River Conservation Authority (GRCA), the Province, or Ministries
- Changed three references to Provincial Ministries and the GRCA to the Federal Department of Fisheries and Oceans (DFO)
- Changed a reference in Significant Wildlife Habitat to seasonal concentration areas (for deer and waterfowl) to deer wintering areas only



### Policy and Definition Modifications

#### Service Commercial Land Use Designation

- Expanded permitted uses to include office, warehouse, and repair service uses
- Requires the application of Provincial guidelines to promote land use compatibility in proximity to residential and sensitive land uses

#### Special Policy Area (SPA)

- Any changes within the SPA must be approved by the Province

#### Goods Movement

- Include references to establishing priority routes for goods movement

#### Agricultural System

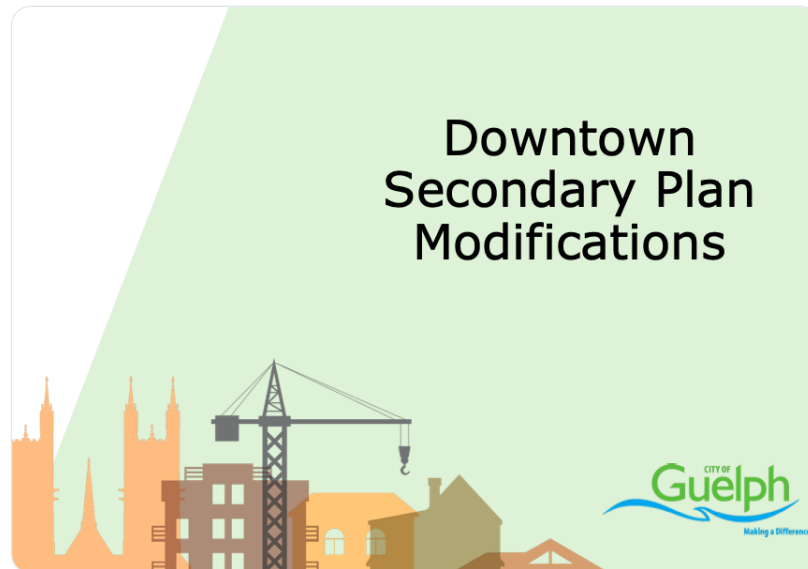
- New objective to maintain and enhance connections with the agri-food network
- New definitions added for agricultural system and agri-food network

#### Cultural Heritage

- Definition of "heritage attributes" was modified



This one probably got the most attention:



Of primary concern are the changes to the height in the DSP.

### Downtown Secondary Plan

Modified Schedule D of the Downtown Secondary Plan

With the exception of the SPA, the modified minimum height is 2 storeys and the modified maximum height is 23 storeys.

Policy 11.1.7.2.1 which set out how the height schedule was established and recognized the Basilica of Our Lady as a landmark and signature building has been modified to delete these references

Maintains policies that establish the protected views to the Basilica of Our Lady

Minister did not approve increases to height in the SPA

### Downtown Height Schedule

Existing Schedule D

Minister Approved Schedule D

The plan also changed the west end of the Guelph Innovation District lands; employment land decreased, there have been some height changes, and they added a park.

### GID Secondary Plan

Modified land uses west of the Eramosa River

Significant land area reduction of employment designations

Expanded residential area and Mixed-Use Corridor

One new Open Space and Park area

Guelph Innovation District Modified Land Use Designations	OPA 54 Secondary Plan (2014)	OPA 80 Modified Secondary Plan (2023)	Change
Residential	40.0 ha	51.4 ha	+ 11.4 ha
Corridor Mixed Use	29.3 ha	40.6 ha	+ 11.3 ha
Employment Mixed Use 1	38.1 ha	12.0 ha	- 26.1 ha
Employment Mixed Use 2	3.0 ha	3.8 ha	+ 0.8 ha

### GID Land Use Schedule

Existing Schedule B

Minister Approved Schedule B

### GID Building Heights

Existing Schedule C

### GID Building Heights

Minister Approved Schedule C

Other changes:

- 41-45 George Street stays high density despite council move to low
- 384 Crawley Road now permit industrial development and that nothing in the OP can be added to stop that. Oh, and we've got to add a road.
- 280 Clair Road West is now high density residential

Next steps? Well, everything in here is final so there's no appealing.

Staff have one year to update zoning bylaw for regulations downtown (the major transit area) and the rest of the changes.

Cllr Caron asks about ERO process, did staff receive any letters about amendments prior to April 12? Melissa Aldunate, Manager of Policy Planning and Urban Design, says those go to the Province, so unless they cc the City that's a no.

Caron notes that council has not seen an application for the Crawley Road property. GM of Planning Krista Walkey says that staff have done \*pre\* consultation, and they do have a minor variance application which goes to Committee of Adjustment.

Allt/Caron put the motion to receive the report on the floor.

Cllr Allt asks about 230 Willow Road. Higher density is proposed for the area across the street and he's concerned about intensification w/o requisite support. Walkey says there's been no application for that site, or any consultation, don't know what's coming.

Aldunate adds that this is in a strategic growth area so adding that property to the density mix is not a deal breaker.

Allt says that he's sure that staff are as unhappy with this result as some members of council are. Guthrie says hold on, he doesn't know how staff feels and asks for staff to clarify. Walkey says this is the process and staff are here to execute.

Cllr Goller asks about the height transitions downtown. Aldunate notes they a year to take all the options into account as they review the OP, the Zoning Bylaw and the Downtown Secondary Plan.

Goller asks if that means people can't come to council with the new height restrictions until the decision is reviewed. Aldunate notes that any developer will still have to avail themselves of the planning process.

Goller asks if staff are going to be tracking increased costs because of these changes. Walkey notes that road reconstruction downtown has to happen regardless of the changes made by the MoMAH, there will be more costs, but not huge increase.

Guthrie asks if that work will be covered by DCs. Walkey notes that this will be answered by the presently underway DC review.

Cllr Gibson asks about any updates about Province's commitment to make cities financially whole. CAO Stewart says there have been announcements about audits, there's still no knowledge about what that will entail.

Cllr O'Rourke asks about impact of reduction in employment land. Aldunate says that there are a number of implications, they've started high level estimates about impact on employment campus in GID but won't know for sure till they get proposal from landowner.

O'Rourke asks if areas with 23-storeys max downtown can be considered for inclusionary zoning. Aldunate says yes, the entire downtown boundary is in the major transit area. O'Rourke calls it a silver lining.

Cir Downer notes that she remembers a background report that said we had a surplus for employment lands. Aldunate says that the background research for OPA 80 did note a \*slight\* surplus in 2051, but a lot of that land isn't serviced & not enough of a surplus to peel back

Cllr Klassen asks about views of the Basilica, we just have to protect the view corridors? Aldunate says the part that was removed was a description of how height schedule was established, especially the protection of long views.

Cllr Caton asks if loss of employment lands can be balanced in other areas? Alduante says that will be considered in next update to the OP, but right now they're not sure how the job target in GID will change. Mixed-use designation could result in more jobs. 🙌

btw: employments lands =/= commercial.

Cllr Busuttil asks about community expectations, all the work that people put in to informing the OPA. Walkey says this is the document they have to work with, and as things change there will be a public process.

Walkey also notes that the master plans are on a five-year cycle for redevelopment and the City has recently completed a lot of master plans. By the time those get to year three we'll be seeing the full effects of the OPA changes.

Guthrie notes that Caron has some additional motions to make, but wants to receive the report first.

After his questions... Guthrie asks about how quickly some of these things can be brought to council. Aldunate says they're looking at the work plan, they're in holding right now with the appeal period of the Comprehensive Zoning Bylaw currently ongoing.

Allt thanks staff for all the work on the original OPA, said that the plan was thorough and well thought out and wishes staff the best on future plans.

Report received unanimously.

Caron has sent the wording for her motion. This is the preamble...

**WHEREAS** Official Plan Amendment (OPA) 80 submitted by the City of Guelph to the Province in July 2022 represented over three years of public engagement with residents of Guelph and significant financial and human resources;

And

**WHEREAS** the city of Guelph recognizes and appreciates the need to build more housing in our community to meet the needs of current and future residents;

And

**WHEREAS** OPA 80 (July 2022) submitted by the City of Guelph was in compliance with population and job targets and planning regulations in Bill 109 and Bill 23, as well as in alignment with municipal master plans, including but not limited to; water supply, wastewater, stormwater, transportation and infrastructure renewal;

And

**WHEREAS** the City of Guelph submitted its pledge to the Province with commitments to work co-operatively to meet the provincial housing targets of 18,000 new units by 2031;

And

**WHEREAS** the City of Guelph believes that construction of new housing is a collaborative process which includes political leadership at all levels of government, city planning staff, citizens, developers, homebuilders and community partners;

And

**WHEREAS** the changes made by the Province have the potential to significantly impact the character, cultural heritage resources, urban forest, tourism, and infrastructure capital plan of the area within the Downtown Secondary Plan;

and

**WHEREAS** the valued expertise of conservation authorities on the management of flood plains and watershed health plays an important role in risk assessment and the planning process;

And

**WHEREAS** the changes made by the Province have the potential to place a significant financial burden on current residents;

And

**WHEREAS** our role as elected councillors as described in the Ontario Municipal Act is to act as "a representative, a policy-maker, and a steward;

...This is the actual resolution.

**THEREFORE BE IT RESOLVED,**

Moved by Councillor Caron, seconded by Councillor \_\_\_\_\_, that

1. City Staff be directed to:
  - a. Report back through the multi-year budget process on the financial and human resource impacts in response to provincial amendments to OPA 80 and Bill 23,
  - b. Notwithstanding the removal of the legislative role of the GRCA, that city planning applications continue to be circulated to the GRCA as a valued stakeholder for their input and expertise,
  - c. Bring forward through the multi-year budget process the necessary resources to expedite recommendations in the Cultural Heritage Action Plan (CHAP) on lands affected by the OPA 80 provincial amendments, including financial incentives for conservation/restoration of designated properties,
  - d. During the next five-year OP amendment process, initiate a public consultation exercise and bring forward recommendation(s) for additional future View Corridors that may be appropriate to protect

sightlines for significant municipal landmarks, including, but not limited, to the Basilica of our Lady Immaculate (ie. from Turfgrass, Starkey Hill, etc.) for inclusion in the next OPA cycle,  
e. That a plan for a future Downtown Park be reflected in the 2024-2026 multi-year budget, in response to higher heights and densities in the downtown major transit station area.

2. That the Mayor be directed to send a letter to the Hon. Steve Clark, Minister of Municipal Affairs and Housing, expressing City Council's response regarding the impact of the amendments made to Guelph OPA 80 "Shaping Guelph" and OPA review process, as outlined in the draft letter attached.

And that the letter be copied to MPP Mike Schreiner and the Association of Municipalities of Ontario, Grand River Conservation Authority (GRCA), Ontario's Big City Mayors, Minister of Economic Development, Job Creation and Trade, Minister of Finance, Minister of Infrastructure, Minister of Transportation, Minister of Environment, Conservation and Parks.

Caron notes that everyone wants to build more homes faster, but also notes that OPA met all the targets that the Province set for us when we submitted it. Being silence means council is complacent and complicit.

Guthrie wants to go through the motion point by point for questions. On 1a Billings asks if staff aren't doing this anyway. DCAO Holmes says that the financial costs will be captured in the budget presentation.

1. City Staff be directed to:
  - a. Report back through the multi-year budget process on the financial and human resource impacts in response to provincial amendments to OPA 80 and Bill 23,

Guthrie says he wants to separate each clause and vote as they do. He asks if the effects of Bill 23 were already captured in the special meeting about Bill 23 last fall? Holmes says the specific fiscal impacts were from Bill 109.

Guthrie asks if this is redundant since they're already doing the work. Staff says they're working on it and Guthrie suggests pulling this clause. Caron says it's nice to be on the record. The motion passes 12-1 (Guthrie against.)

On 1b Holmes says that the GRCA has asked them not to do this.

- OPA 80 and Bill 23,**
- b. Notwithstanding the removal of the legislative role of the GRCA, that city planning applications continue to be circulated to the GRCA as a valued stakeholder for their input and expertise,

Guthrie asks Caron if she wants to pull this and Caron says yes. She left it in because she wanted it on the public record that the question was asked.

1c. O'Rourke asks if there's not already funding to expedite CHAP. Aldunate says there's funding for priority action downtown, and in 2024 budget there will be funding to resume work on Ward West Cultural Heritage District.

- c. Bring forward through the multi-year budget process the necessary resources to expedite recommendations in the Cultural Heritage Action Plan (CHAP) on lands affected by the OPA 80 provincial amendments, including financial incentives for conservation/restoration of designated properties,
- d. During the next five-year OP amendment process, initiate a public



O'Rourke asks for amendment to strike everything after "CHAP" [highlighted]. Doesn't want projects leap frogging. Cllr Chew seconds.

c. Bring forward through the multi-year budget process the necessary resources to expedite recommendations in the Cultural Heritage Action Plan (CHAP) on lands affected by the OPA 80 provincial amendments, including financial incentives for conservation/restoration of designated properties,

Guthrie rules that the amendment is out of order since council has already given direction about financial incentives for heritage projects. Caron notes that the point of this clause was to expedite protections through the budget process. Areas will be affected by OPA changes.

Caron says it's her "More Heritage Faster" Bill.

"There are some other things I'd call it," Guthrie adds.

Guthrie asks O'Rourke if she would like to retable the amendment since, as Caron explained, she hopes to expand the protections. O'Rourke asks if the motion potentially tries to overwrite the OPA on Crawley Road, which says that council can't do that?

Aldunate says that in her interpretation all this would do is cover the downtown and the Ward West HCDs. Guthrie asks if that means this motion is redundant. Aldunate says yes.

Gibson says he's been skeptical of using heritage districts as it stops development, especially infill. He notes that in the original OP 18 storeys were fine, and now it feels like we're rushing cultural heritage to stop development over 5 storeys.

Caton says that she used to places like downtown Vancouver where they build on top of the old facades, so does the CHAP not do that? Aldunate says phase 1 of cultural heritage study looks at what buildings have value and what do not, and then they get the boundary.

A recent example of this is the approval of phase 1 of the OR Lands HCD study.



#### 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-...>

Allt asks Caron if the intention is to enhance development or stop development. Caron says cultural heritage preservation is all about city building, and protecting what's valuable. You still see heritage buildings in Toronto, Montreal surrounded by skyscrapers.



Allt asks if the intention of the motion is to reinforce the commitment. Caron says yes, and that we also need to reassure the community that we're talking action to protect assets while increasing housing.

Downer says a heritage district is about creating predictability. She adds that her motion at the end of the month is going to be about one time funding to start Ward West study sooner, Bill 23 delists everything not designated in less than two years.

Downer asks if this motion of hers will be out of order at the end of the month. Guthrie says no, because it's about creating funding.

Billings asks how much money we're talking. Walkey says that they're working on the calculations for Downer's motion at the end of the month. The incentive numbers might have to wait until the budget.

O'Rourke says that her concerns is the line about expediting lands affected by the OPA, not Ward West. She's worried about contravening direction in the OPA.

Guthrie asks again if this motion is redundant is not everything in this motion being done. Walkey says the only wrinkle is your definition of "expedite".

Guthrie asks if this might stymie growth. Walkery says there may be a requirement that a facade will have to be protected, but you can absolutely protect heritage and have 23 storeys.

1c passes with Guthrie, O'Rourke, Chew, Gibson, and Billings against.

Next 1d.

- d) During the next five-year OP amendment process, initiate a public consultation exercise and bring forward recommendation(s) for additional future View Corridors that may be appropriate to protect sightlines for significant municipal landmarks, including, but not limited, to the Basilica of our Lady Immaculate (ie. from Turfgrass, Starkey Hill, etc.) for inclusion in the next OPA cycle,

Guthrie asks if we're embedding something now and then change it later, would the City be open to appeals. Aldunate says this is about establishing further view corridors vs what was originally protected.

Allt asks if the focus here is about consultation and not the end result. Caron says yes and no, the idea is to get to a goal that will be enshrined in policy. She says she has no illusions that they can overturn the minister, but wants to look at it again in five years.

Gibson asks what growth around Victoria Road and the GID lands with a view from Turfgrass Institute. Point of order from Caron, who says that's not what the motion is asking. Guthrie says it's valid because it might get in the way of growth.

Walkey says they'll do whatever consultation council directs, but she admits to having her doubts about more zoning corridors and notes that the changes to D2ndP and GID may change the view.

1e passes with Guthrie, O'Rourke, Billings and Gibson voting against.

Motion 1e.

- d) During the next five-year OP amendment process, initiate a public consultation exercise and bring forward recommendation(s) for additional future View Corridors that may be appropriate to protect sightlines for significant municipal landmarks, including, but not limited, to the Basilica of our Lady Immaculate (ie. from Turfgrass, Starkey Hill, etc.) for inclusion in the next OPA cycle,

Gibson asks where will the park go. Caron says the area of Wellington Plaza.

Gibson asks if that means will be moving that plaza in less than a year? Guthrie says that the mover purposely left that nebulous in the wording.

Gibson says the intention is in full display in that motion.

O'Rourke says there's no question that more greenspace is needed downtown, but does this put the project in the budget and does it displace something else? Holmes says this work is underway, and a location for a downtown park is being looked for.

Billings asks if this motion is redundant. Holmes says again that the work is underway.

Guthrie notes that there's no dollar amount and that's "scaring" him. Where is it going to go and how much does it cost? DCAO Clack-Bush says the challenge is the specifics, they will bring something to council but not comfortable committing to specifics.

Guthrie notes that parkland funding is already an issue with Bill 23, and there's a big park in Clair-Maltby coming too. He recommends that council not vote for this.

Goller asks his colleagues to vote for the motion! It gets the ball rolling and encourages the City to start saving for the project.

Whoops, forgot to post the clause. My bad.

- Starkey Hill, etc.) for inclusion in the next OPA cycle,
- e. That a plan for a future Downtown Park be reflected in the 2024-2026 multi-year budget, in response to higher heights and densities in the downtown major transit station area.

Gibson asks for an amendment: A change wording to "refer" a future downtown park in the budget. Billings seconds.

Gibson says the wording of "reflect" means that it's definitely going to be in the budget, where as refer makes it more of discussion point. DCAO Lee says refer does give staff more latitude. The amendment is approved unanimously.

Despite the amendment, 1e passes with Chew, Billings, Gibson, Guthrie and O'Rourke voting against.

Motion #2:

- 2. That the Mayor be directed to send a letter to the Hon. Steve Clark, Minister of Municipal Affairs and Housing, expressing City Council's response regarding the impact of the amendments made to Guelph OPA 80 "Shaping Guelph" and OPA review process, as outlined in the draft letter attached.

Guthrie asks for confirmation that the draft letter doesn't have to be the letter sent. Caron says she sent that the draft was sent to intergovernmental. Guthrie says he doesn't want staff to feel pigeonholed by her language.

Caron says she just wants the points raised reflected in the finished letter. Doesn't matter the precise language.

O'Rourke says about the pulled clause about the GRCA. Caron says the letter contains mention of the concerns about the removal of conservation authorities from the planning process. O'Rourke is satisfied by that.

Guthrie asks Goller if a motion about changes to conservation authorities was brought to council last year and passed unanimously. Goller says he believes that's correct. Guthrie says council's previously stated their concerns.

Guthrie says this has been an exercise in not being co-operative, it's going to create issues for intergovernmental, and it's poking the government in the eye. He says he's here to not put up any hurdles to getting stuff done.

He adds that this perpetuates the narrative that Guelph is a difficult place to do business. Why is that developers and third parties have gone around the city government to get things done? Maybe city government is the problem... 🤔

Guthrie says Caron wishes to represent the concerns of the community, but there are voices in the community that have not been represented, like the unhoused. Some of these changes in the OPA might help them.

Guthrie says that he will be happy to sign the letter, but this all sends the message that council just wants to throw up barriers. Hopes that in the future council will talk about ways to take away hurdles, and when housing recommendations approved by staff get fast tracked.

Allt says that Guthrie's words will inspire consultation and debate. He's concerned about government overreach, and the costs that are not just going to trickle down, but waterfall down.

Allt says that at \$400/sq foot it would cost, by his calculations, more than a billion dollars to build housing for everyone in Guelph that needs it. There's not a housing crisis, there's an affordable housing crisis.

Caron says nothing approved here tonight goes against the targets outlined by the City. She notes that there are about 6,000 units approved but not built and takes exception to the mayor calling council the problem. Developers don't need to come to council for plans in OP and ZBL

Cllr Richardson says that we're not much of a democracy if we can't tell an upper level of government that we don't agree with some of the decisions being handed down. If that's punitive, then that's a shame.

Downer says that the mayor's comments might have impugned staff. Guthrie says that wasn't the point, and he points out the when council (barely) voted down the development on Whitelaw, which ended up going to the OLT.

Guthrie says that maybe the provincial government is being forced to make changes because council is the problem, poking them in the eye constantly. In other words, he's just asking questions.

Downer notes that Fusion didn't come to council asking for a reduction of employment lands in the GID, some of the letters to the ONgov are asking for things that never came to council either. How is council supposed to respond to things no one asked for?

Downer adds that she think it was irresponsible for the ONgov to make changes without any kind of study if those changes are needed or justified. The OPA developed by the City was presented with a lot of study and input.

Caton says nothing they've talked about tonight is about stopping development but assuring quality of life. There's also nothing in OPA80 to house the unhoused, and reiterates that projects that meet the plan don't come back to council. No one voted against allowing 23 storeys.

Gibson says he's been at several sessions where council vents about ONgov, but it's demonstrated to him that this is what tonight's about: Frustrating provincial goals.

Gibson adds that everyone practically everyone on council is housed and says that Bill 23 is an "incredibly popular piece of legislation" with people 25-35 that can't get into the housing market.

Klassen says that she's not against development, has supported every project that's come up in her short time on council, has met with developers, but we want both things: protect what we have while building and growing. This is the healthy tension of democracy.

Motion to send the letter passes 12-1 with Guthrie voting against.

Motion to approve the list of people to cc passes 12-1 with Guthrie voting against.

Bylaw of the week passes unanimously.

**\*9.1 By-law Number (2023)-20792**



A by-law to amend By-law Number (2015)-19985, as amended, being a by-law respecting Building, Demolition, Conditional, Change of Use and Occupancy Permits, Payment of Fees, Inspections, Appointment of Inspectors and a Code of Conduct.

No announcements to meeting adjourned.



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