



Adam A. Donaldson @adamadonaldson

Jun 13 · 32 tweets · [adamadonaldson/status/1668742804145688576](https://twitter.com/adamadonaldson/status/1668742804145688576)

Coming up at 6:30, coverage of this month's [#Guelph](#) council planning meeting.



City Council Preview – What's on the Agenda for the June 13 Meeting?

This month's planning meeting of city council isn't offering anything new, but it is offering something old and something really old. Two big projects are finally coming back to council...

<https://guelphpolitico.ca/2023/06/02/city-council-preview-whats-on-the-agenda-for-the-j...>

Mayor Guthrie has called the meeting to order.

From the closed session: Memorandum of Agreement between the City of Guelph and the Guelph Professional Firefighters Union Local.

Guthrie reports that council had a discussion, and gave staff direction. Statement: They supported the ratification on the City's end, and council is appreciative of the GPFA and City staff for working hard to reach an agreement that's long time in coming.

Disclosure of Pecuniary Interest and General Nature Thereof? Cllr Chew declares conflict for Decision Report 1373-1389 Gordon Street OPA and ZBA File OZS22-001 since he lives in the area and took part in a working group about this development.

Consent agenda:

6.1 20 Cityview Drive North: Removal from Municipal Register of Cultural Heritage Properties - 2023-190

Recommendation:

1. That the property known as 20 Cityview Drive North be removed from the Municipal Register of Cultural Heritage Properties; and
2. That the demolition of the barn building at 20 Cityview Drive North be approved.

6.2 49 Norfolk Street - Notice of Intention to Designate - 2023-186

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 49 Norfolk 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.

6.3 Decision Report 103-105 Victoria Road North Proposed Zoning By-law Amendment - 2023-161

Correspondence:

*Brendan Wiley

Recommendation:

1. That the application from MHBC Planning Limited on behalf of the owners, Gemini Homes and Alex Maziarz, for a Zoning By-law Amendment to change the zoning from the current "Urban Reserve" (UR) Zone (1995 - 14864) and the "Low Density Residential" (RL.1) Zone (2023 - 20790) to the "Residential Single Detached" (R.1A) Zone, "Specialized Residential Townhouse" (R.3A-70), and a "Specialized Low Density Residential" (RL.4-22) Zones to permit the development of 32 stacked townhouse units and 23 cluster townhouse units as well as 3 single detached dwellings on the lands municipally known as 103-105 Victoria Road North and legally described as Part of Lot 1, Concession 4, Division 'C', City of Guelph be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise Report 2023-20, dated June 13, 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 Amendments affecting 103 and 105 Victoria Road North.

*6.3.1 Revision to Decision Report 103-105 Victoria Road North Zoning By-law Amendment - 2023-263

Downer/Allt move, and the vote passes unanimously.

Next, and last, Decision Report 1373-1389 Gordon Street OPA and ZBA File OZS22-001.

When this project came to council in March 2022 it was for a 9-storey mixed use apartment building with 98 units, well now it's 99 units but the building height has been reduced 7-storeys including the mechanical penthouse. Staff is recommending that the project be approved.

There are three delegates on this matter starting with Hugh Handy, who is the planner representing the project. He explains that they had met with the community group previously mentioned, which led directly to some of the design changes.

Handy admits the oversight regarding sewage mentioned in a correspondence from Hugh Whiteley in the package. Whiteley is up next.

Cllr O'Rourke says this is a much nicer development and asks about assurances that the storm water capacity is sufficient, especially w/flooding on Loews. Handy says they've gone through detailed review of ground water and feel confident there won't be issues.

O'Rourke asks about reduction of parking spaces by 30. Handy says it was about balance and the overall development. The parking ratio allows 1 per unit, and the other 30 can be shared between visitors and use for the commercial units.

O'Rourke asks about office space on the top floor. Handy says it's still there.

Valerie Schmidt is also with the project, here to answer questions, but she has no delegation. We're moving straight to Hugh Whiteley.

Whiteley is essentially reading out his correspondence. <https://pub-guelph.escrībemeetings.com/filestream.ashx?DocumentId=37751>

I ask Council Members to obtain answers to the following questions:

- (1) Are there currently capacity constraints within the municipal sanitary sewer downstream of the site ?
- (2) What is the cause for these constraints in a relatively recently installed section of sanitary sewer?
- (3) If there are currently capacity constraints what is the justification for the assertion that sufficient capacity is available in the sanitary sewer system.

Back to council for questions/comments. Guthrie asks for the motion to be put on the floor and it is done by Allt/Goller.

Recommendation:

1. That the application from GSP Group Inc. on behalf of Vaughan St GP Corp., for an Official Plan Amendment (OPA 89) to add a site-specific policy for building height and to change the land use designation in part from "Medium Density Residential" to "Significant Natural Areas & Natural Areas" to permit the development of a four (4) to seven (7) storey mixed-use apartment building with 99 apartment units and 850 square metres of commercial space on the properties municipally known as 1373 and 1389 Gordon Street and legally described as Part Lot 7, Concession 7, Geographic Township of Puslinch, being Parts 1 and 2, 61R-22009, City of Guelph, County of Wellington be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2023-162, dated June 13, 2023.
2. That the application from GSP Group Inc. on behalf of Vaughan St GP Corp., for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) zone to a "Specialized Neighbourhood Commercial" (NC-14) zone in the 1995 Comprehensive Zoning By-law (1995)-14864, as amended, and from the current "Neighbourhood Commercial Centre with a Parking Adjustment Suffix and Holding Symbol" ((NCC(PA)(H12)) zone and "Medium Density Residential 5 with a Parking Adjustment Suffix and Holding Symbol" ((RM.5(PA)(H12)) zone to a "Specialized Neighbourhood Commercial Centre with Parking Adjustment Suffix" ((NCC-18)(PA)) zone in the 2023 Comprehensive Zoning By-law (2023)-20790 to permit the development of a four (4) to seven (7) storey mixed-use apartment building with 99 apartment units and 850 square metres of commercial space on the properties municipally known as 1373 and 1389 Gordon Street and legally described as Part Lot 7, Concession 7, Geographic Township of Puslinch, being Parts 1 and 2, 61R-22009, City of Guelph, County of Wellington be approved in accordance with Attachment-4 of the Infrastructure, Development and Enterprise Report 2023-162, dated June 13, 2023.
3. 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 1373 and 1389 Gordon Street.

Allt asks for staff comment about capacity issues. GM of Planning Walkey says council approve new wastewater plan in April with the update flows, which is what the sanitary plans are being based on now (hence the typo), engineering is satisfied.

O'Rourke notes that parking mins were not reduced in Gordon Corridor, so why is the language still there. Staff note that amendment was for apartment-only buildings. This is a mixed use building.

O'Rourke asks about signalised intersection at Vaughan, is there chance for reconsideration? Staff says that's been a detail discussion among staff as they've reviewed this project, and they reviewed traffic last October and this intersection didn't meet standards.

O'Rourke asks if this is purpose built rental. Handy says it will be.

Groundbreaking? The plan is to start building by the end of the year depending on when the plans and drawings are done.

Cllr Busuttill asks about parkland dedication, and the detail design of the trailhead. Staff say that there's a future trail planned there leading to Preservation Park, the developer is going to allow public access thru their property to the trails connection.

O'Rourke comment: Everyone knows that the doesn't like its short 30 spaces, but the application has changed considerably to make for a better streetscape. She give kudos to the community for their influence. On balance, there's a lot of benefit.

Guthrie adds that he's grateful that Handy recognised staff and the neighbourhood. Good things happen with collaboration and this is a model of how to get to yes.

Recommendation passes unanimously.

Bylaws of the week pass unanimously.

***8.1**
By-law Number (2023) - 20798

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 103-105 Victoria Road North, and legally described as Part of Lot 1, Concession 4, Division C, City of Guelph (File No. OZS21-008)

***8.2**
By-law Number (2023) - 20799

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law (2023) for the City of Guelph as it affects property municipally known as 103-105 Victoria Road North, and legally described as Part of Lot 1, Concession 4, Division C, City of Guelph (File#OZS21-008).

***8.3**
By-law Number (2023) - 20800

A by-law to amend the Official Plan for the City of Guelph as it affects the properties municipally known as 1373 and 1389 Gordon Street and legally described as Part Lot 7, Concession 7, Geographic Township of Puslinch, being Parts 1 and 2, 61R-22009, City of Guelph, County of Wellington (File No. OZS22-001).

***8.4**
By-law Number (2023) - 20801

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 1373 and 1389 Gordon Street and legally described as Part Lot 7, Concession 7, Geographic Township of Puslinch, being Parts 1 and 2, 61R-22009, City of Guelph, County of Wellington (File No. OZS22-001).

***8.5**
By-law Number (2023) - 20802

A by-law to amend By-law Number (2023)-20790, known as the Zoning By-law for the City of Guelph as it affects the properties municipally known as 1373 and 1389 Gordon Street and legally described as Part Lot 7, Concession 7, Geographic Township of Puslinch, being Parts 1 and 2, 61R-22009, City of Guelph, County of Wellington (File No. OZS22-001).

DCAO Holmes offers comment about recent discussion on housing crisis. She says that there's been a lot of pressure on staff to try and answer the need, and even though housing doesn't only land with the City, she's not sure people know how much work is being done.

She's referring to this. It might be a couple of weeks before we get a final date, but they're looking at the options and what the City might be capable of doing. Stay tuned.



Mayor calls special meeting to address housing crisis

Workshop session tentatively planned for June 22

<https://www.guelphtoday.com/local-news/mayor-calls-special-meeting-to-address-hous...>

That's a wrap!



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