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Coming up at 5 pm, the first of two city council meetings tonight at #Guelph City Hall. We begin with planning:



City Council Preview – What's on the Agenda for the July 11 Planning ...

After a couple of months with nothing controversial in new applications, we've got something really controversial for you this month, and obviously, it's not the new semi-detached home ...

<https://guelphpolitico.ca/2023/06/30/city-council-preview-whats-on-the-agenda-for-the-j...>

Mayor Guthrie has called the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof?

Caron notes that she's a housing manager at the U of G, so there's a conflict on the application at 716 Gordon.

One item on the consent agenda: 12 Forbes Avenue - Proposed demolition. It's a garage. The demolition is approved unanimously.

First planning application tonight: Public Meeting Report 25 Alice Street Proposed Zoning By-law Amendment File OZS23-004. Kelley McCormick, Senior Development Planner, will present.

his application is pretty straightforward, the owners want to tear down the current building & build a new semi-detached house. While the property is zoned RL.2 under the new Comprehensive Zoning Bylaw, that bylaw is not yet in effect because it's being appealed.

Proposed Building Elevation



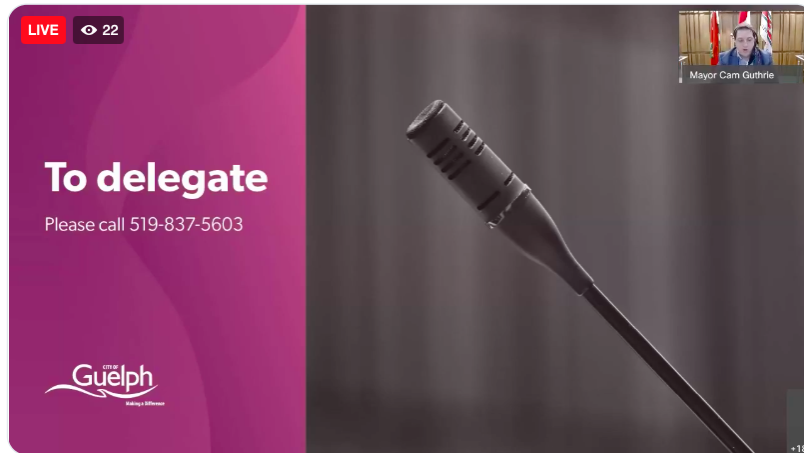
What the owners are asking for:

Requested Specialized Zoning Regulations (1995 Zoning By-law)

Proposed specialized regulations for the R.2-?? Zone:

- To permit a maximum lot coverage of 47% of the lot area, whereas a maximum lot coverage of 40% of the lot area is currently allowed.
- To permit a minimum lot frontage of 7.5 metres for each unit, whereas, Lots located within the boundaries of Defined Area Map Number 66 of Schedule "A" shall have a minimum Lot Frontage of not less than the average Lot Frontage established by existing Lots within the same City Block Face.

There are no pre-registered delegations. Guthrie asks for any spontaneous delegations as allowed at planning meetings. You can phone in if you're at home:



From the room, is the agent for the owner. He says they have no issues or concerns from the staff report, and is willing to answer any questions.

No further delegates in person or on the phone.

Guthrie asks for a motion to receive the report.

Recommendation:

1. That report 2023-282 regarding proposed Zoning By-law Amendment application (File OZS23-004) by the owners, Mario and Anthony Cotroneo, to permit the development of a semi-detached dwelling, on the lands municipally known as 25 Alice Street, from Infrastructure, Development and Enterprise Services dated July 11, 2023, be received.

Goller asks about the floor area, this has 47%, what does the new bylaw say. McCormick says there's no max for lot coverage.

Goller asks about the effect of the project if the CZBL goes forward. GM of Planning Walkey says there will be no impact b/c the variance is being asked for under the old bylaw. They don't need it for the new one.

Application received unanimously.

Next, the big one tonight: Public Meeting 716 Gordon Street Proposed Official Plan and Zoning By-law Amendments File OZS23-003. Katie Nasswetter, Senior Development Planner, is presenting.

Behold!



With the proposed change, this building will be 11 storeys and hold 532 dwelling units containing 1149 bedrooms, plus a 90 square metre café on the main floor. The goal is to create a post-secondary school residence.

Variances? Yes, please.

Proposed Zoning: An amended R.4B-14 Zone

Requested Specialized Zoning Regulations

- A revised definition of "Post Secondary School Residence".
- To permit a maximum density of 676 bedrooms per hectare.
- To permit a minimum Front and Exterior Side Yard setback of 9 metres, with the exception at the corner of Gordon Street and Stone Road East where the required setback shall be a minimum of 6.7 metres and along Gordon Street and Stone Road to a point 85 metres south of Stone Road.
- To permit an off-street parking at a rate of 0.25 spaces per bedroom and a minimum of 15 visitor spaces.

**Requested Specialized Zoning Regulations
(cont'd)**

- To permit a minimum of 4.9m² common amenity area per bedroom.
- To permit bicycle parking at a rate of 1 long term and 0.1 short term spaces per dwelling unit, and 0.1 long term spaces per 100m² GFA (two spaces minimum) and two short term spaces per restaurant use.
- To permit a maximum permitted encroachment for a canopy of 2.9 metres into the front yard and 3.6 metres into the exterior side yard setback and 8.1 metres at the corner of Gordon Street and Stone Road East.

From above. The new part of the plan is in light yellow.

Proposed Site Plan



- Mixed-use building ranging from 6-11 storeys.
- 532 Post-Secondary School Residence units.
- 90 sq m of commercial space.

First up is Chris Pidgeon of GSP Group and Marc Villemaire of Aventus Developments who are one delegation together.

Pidgeon says that this presentation is identical to the one they gave the neighbourhood at Days Inn back in February. Here are some examples of their other work:



Pidgeon notes that this is not connected to the U of G other than the fact that this is student housing. They have no connection to the U of G and the university has no financial stake in the project.

10 Years apart:

Background – 2013 OMB Approvals

- Existing Official Plan Designation is "High Density Residential" with site-specific provisions in Section 9.13.3.5:
 - Minimum height = 3 storeys
 - Maximum height = 11 storeys
 - Minimum density = 150 uph
 - Maximum density = 150 uph
- Existing Zoning is "Specialized Residential Apartment" (R4B-14) zone:
 - Permits a "Post-Secondary School Residence", Restaurant, and Convenience Store
 - Principal use = Post-Secondary School Residence with up to 5 bedrooms / unit
 - Maximum density = 150 units per hectare
 - Maximum Floor Space Index = 2.5
 - Specific setbacks to Garden Stone (9 m) and interior yards (15 m)
 - Maximum Tower and Podium Heights
 - Maximum Tower floor plates and separation distances
 - Minimum Parking = 1.5 spaces / unit + 15 visitor spaces
 - Various Angular Planes



2023 (Current) Application

- Maintain existing Official Plan designation "High Density Residential" and modify the site-specific provisions in Section 9.13.3.5 by:
 - permit a maximum density of 676 bedrooms per hectare (BPH)
- Maintain existing Zoning "Specialized Residential Apartment" (R4B-14) zone and modify the site-specific provisions by:
 - Permit a maximum density of 676 bedrooms per hectare (BPH)
 - Amend the parking rate to 0.25 spaces / bedroom + 15 visitor spaces
 - Amend the common amenity requirement to a rate of 4.9 m² / bedroom
 - Add minimum bicycle parking requirements
 - Permit one-bedroom units
 - Permit an increased encroachment for a canopy into the front yard and exterior side yard



To clarify:

Difference in Development – 2013 & 2023

2013 OMB Decision:

- Permitted 1,325 Bedrooms, 280 parking spaces
- Four building towers (11, 9, 8 and 6 storeys) connected by podiums (3 and 4 storeys)

2023 Proposed Development:

- Maximum 1,149 Bedrooms, 303 parking spaces
- No change to building configuration or massing:
 - Four building towers (11, 9, 8 and 6 storeys) connected by podiums (3 and 4 storeys)
 - Angular Planes maintained
 - Tower floor plates and separations maintained



The finished product:

Proposed Development

- Mixed-use, Four Tower Development:**
 - 6 storeys to 11 storeys
 - Connected by 3-4 storey podiums
- At-grade Commercial (Café):** 90 m²
- Density:** 676 Bedrooms Per Hectare
- 532 Post-Secondary Residence Units**
 - 1149 Bedrooms / 2.16 Bedrooms Per Unit
- Vehicle Parking:**
 - 303 spaces (0.25/bedroom + 15 visitor)
- Bicycle Parking:**
 - 534 long-term & 56 short-term spaces



Layout and amenities. The residences will be fully furnished too.



Goller asks the designation requested. Villemaire says the confusion over calling this a post-secondary school residence is cause the headache, so they've included the word private to make it clear that the U of G is not a part of this.

Goller asks about the cost, if these are condos or rent-geared-to-income. Villemaire says that each unit is meant to be self-sufficient so there's no common laundry room. It will be up to the developer to decide how best to market the building.

There will be about 45% two-bedroom units and another 18% will be studios. The rest is three and four bedroom units.

Cllr Klassen asks about the cost per unit, since the report uses the phrase "affordable". Villemaire says its too early in the process to say, but cost will be based on how much it will cost to operate the project on the whole.

Klassen asks to confirm that this will be classified as affordable housing. Villemaire says that what's affordable and attainable change depending on municipalities.

Klassen asks about the corner as gateway to the university, will the architecture reflect that? Villemaire says they're excited to work on those details in site plan, and they were working with CoG urban design team on earlier iteration to make it fit in. Too early to say now.

Cllr Allt asks if the properties in London and Waterloo classified affordable. Villemaire says they are not.

Allt asks if couples or families will be able to rent rooms. Villemaire says this modification is meant make it possible for a group of three to come in and get a 3-bedroom and so on.

Allt asks what happens after students graduate and what happens if you can't fill the building with students. Villemaire says that he imagines that there will be leases for a term of year or two years.

Pidgeon says students who graduate might stick around for a year or two, but eventually move on. This is the trend in other similar buildings.

Downer asks about the removal of trees from the property. Villemaire not sure, and Downer says that she saw the numbers 86. Villemaire scoffs that apparently she has the info, but Downer notes that she wanted it confirmed from him.

Cllr Downer asks about how soon they would start construction on this project. Villemaire says the intention is to get going as soon as possible once they get approval.

Cllr O'Rourke asks about the basis for 15 visitors parking spaces. Pidgeon notes that this was the minimum demanded in the 2013 OMB decision. Will make sure there's sufficient parking on site to accommodate deliveries.

O'Rourke asks about the fate of trees, because it looks like the building is at grade. Villemaire says that the renderings are just rough at the moment. O'Rourke asks if the trees on the Gordon side will be left alone. Villemaire says if they're outside the property line, yes.

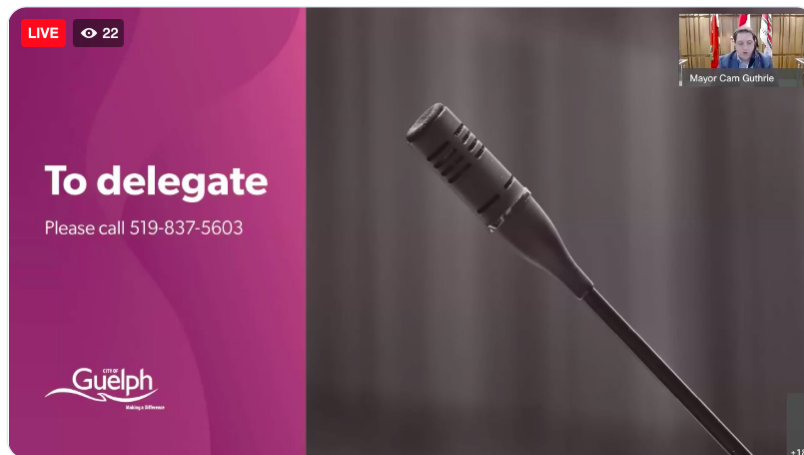
O'Rourke asks if the building will be subject to any rent control. Villemaire says he doesn't know the answer to that.

Cllr Busuttill asks if the intention is to sell the units to investors. Villemaire says they could be, but doesn't know the intent.

Busuttill asks about feedback from the Feb. neighbourhood meeting. Villemaire says the meeting was a requirement of the City (?) and they had it, but made no adjustments.

Next delegate is Bill Mungall, who's here for one specific aspect. He's says generally his in favour of high density student development, but is concerned about noise. OMB didn't decide on outdoor terraces b/c that wasn't part of plan, and balconies ruled not compatible.

Got beef with this project?



There are two people in the room who want to delegate starting with Kate McDonald, president of the Mayfield Neighbourhood Association. She says it's important for developer to respect the OMB decision, esp around reduced setback, terraces, and the trees.

Next is Tim Law, who is actually a lawyer. He says ditto to the previous comments and asks why the developer is changing the density so radically. He also mentions traffic, b/c he's not sure the intersection at Gordon/Stone can handle the increase.

It appears that there are no more delegations. Guthrie asks council for any further points and for a motion to receive. Allt/Busutill move it.

O'Rourke says that she thought that the OP was trying to reduce the number of entrances of Gordon. Nasswetter says traffic engineering staff will review that and this is generally the policy.

On traffic, Downer notes that the lobby is between the driveway and the intersection, and there's concern about students crossing the street there. That was a concern with previous proposals too.

Downer says that she would also like an answer about whether the definition of the building has any implications for tax collection. The Holiday Inn switch was protected because it was technically on university property.

Busutill asks if this project will count to the housing pledge numbers and asks about similar projects. Nasswetter points to Holiday Inn and Chancellors Way are large, private student rentals, except H.I. is one-bedroom with no kitchen.

On housing pledge, Walkey says they will likely be considered similar to apartments.

O'Rourke says that she's really concerned because there's no resemblance to some of the usual stuff you might see in a residence, like oversight. Also have to watch that taxation issue, and the whole bedrooms vs units equation.

Guthrie says "Ditto" to everything, but also wants the developer to look at a buffer. He asks staff if it's part of councils roll under the Planning Act to consider ownership. Walkey says the point for council's consideration is units not the type of ownership.

On terraces, Guthrie says that if this was a seniors residence, council wouldn't hear anything about it. Council can't "people zone", but can they account for behaviour in decision?

Motion to receive the application approved unanimously.

Next, Delegation of Authority Update - Minor Zoning By-law Amendments. Lucas Mollame, Policy Planner, will present.

Bill 13 allows municipal councils to delegate authority on some matters. Until now, the only delegated authority was around site plan.



Minor Zoning By-law Amendments

- Holding provisions;
- Temporary uses; and,
- Other minor Zoning By-law Amendments.

Holding Provisions

- Holding Symbols ("H") are applied where development is considered premature until conditions can be met.
- Removing a Holding Symbol is a technical process – applicant must only address the conditions of the provision.
- Public notice is still required.

Temporary Uses

- Temporary Use By-laws authorize the temporary use of land, buildings or structures for any purpose that is otherwise not permitted.
- In effect for up to three years.
- Once the by-law expires, the temporary zone is removed and reverts back to the original zone and uses permitted.

Other minor Zoning By-law Amendments

- Minor Zoning By-law Amendments delegated to staff would primarily address errors or omissions in the Zoning By-law.
- Will include:
 1. Correction of grammatical, formatting, and/or administrative errors;
 2. Mapping errors and updates;
 3. Minor text amendments to add clarity for the intent of regulations;
 4. Housekeeping updates;
 5. Removal of site-specific zones that are more restrictive than the parent zone.

How this would work:

Proposed Approval Process

- Would replace existing requirement for a Council decision meeting with a recommendation memo.
- Memo would be provided to the General Manager of Planning & Building Services
- Public Notice would be provided & if there are any written concerns, they would be addressed at a Statutory Public Meeting of Council.

Richardson/Caton move the recommendations:

Recommendation:

1. That the City-initiated Official Plan Amendment No. 91 be received and approved in accordance with Attachment-1 of Report 2023-294, dated July 11, 2023.
2. That the By-law, included as Attachment-2, Draft Delegation of Authority Amending By-law, be approved to amend the Delegation of Authority By-law (2023)-20794, as amended.

Goller asks about the new process. Mollame says that they will be posted on the website and in the Trib. In terms of council notice, they will receive those email notices when an application comes in, and reiterates that this will still be in Trib.

Goller asks about changes to Committee of Adjustment processes. Mollame says there's none.

O'Rourke asks if this will help a small business owner if they're told their use won't fit. Walker says that this is for minor changes, so if it's a new use they still have to go to Committee of Adjustment.

Recommendation approved unanimously.

Bylaws of the week pass unanimously.

***4.1**

By-law Number (2023) - 20806

A by-law to designate portions of the buildings and property municipally known as 47 Alice Street and legally described as LOT 40, PLAN 244; PT LOT 39, PLAN 244, AS IN ROS552519; CITY OF GUELPH as being a property of cultural heritage value or interest.

***4.2**

By-law Number (2023) - 20810

A by-law to designate portions of the buildings and property municipally known as 65 Delhi Street and legally described as Part Lot 40, Plan 133, designated as Part 4, Reference Plan WGR-50 save and except Part 4, Reference Plan 61R-20329, City of Guelph as being a property of cultural heritage value or interest.

***4.3**

By-law Number (2023) - 20812

A by-law to amend By-law Number (2023) - 20794, being a by-law to delegate certain administrative powers and duties to City staff, to govern the execution of documents.

***4.4**

By-law Number (2023) - 20813

A by-law to confirm the proceedings of the meetings of Guelph City Council held July 5 and 11, 2023.

End of meeting #1.



@threadreaderapp unroll please!

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