



Adam A. Donaldson @adamadonaldson

Oct 17, 2023 · 100 tweets · [adamadonaldson/status/1714402660055450026](https://twitter.com/adamadonaldson/status/1714402660055450026)

Coming up at 6:10, it's the start of this month's planning meeting. Here's the Guelph Politico preview of what's on the agenda:



City Council Preview – What's on the Agenda for the October 17 Planni...

Slightly delayed because of the Thanksgiving holiday, this month's planning meeting of city council is about the size of two planning meetings, maybe three given the agenda. There are decisio...

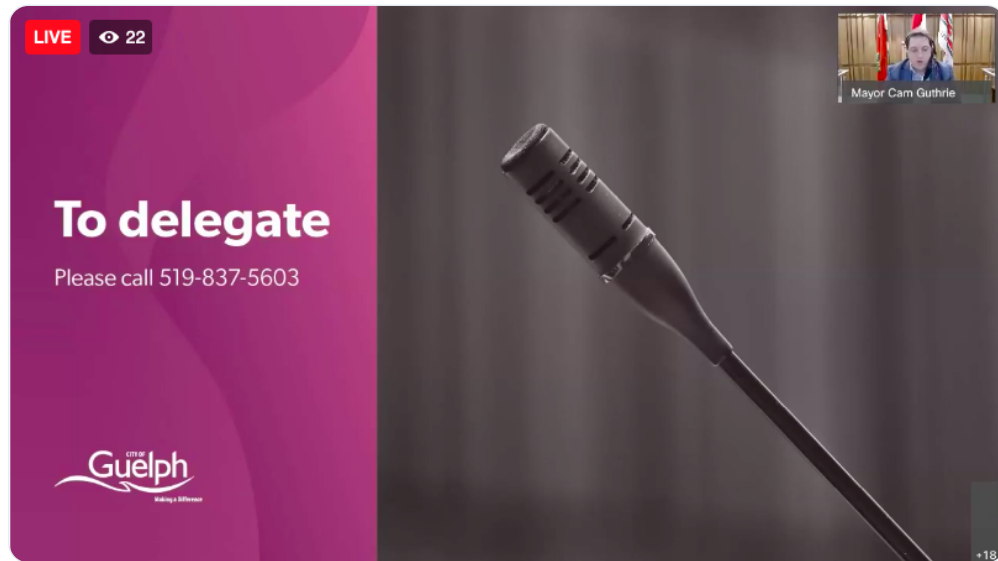
<https://guelphpolitico.ca/2023/10/06/city-council-preview-whats-on-the-agenda-for-the-...>

O'Rourke asks how this development will fit in with other future development in the area. Elliott says that this will come with a new sidewalk on this portion on Clair Road but they're presently not aware of any surrounding developments.

Caton asks if any entrances will be wheelchair accessible. Elliott says they can look at that at site plan. They haven't got to that level of detail yet.

Guthrie asks the applicant to reconsider cutting too far back on the available EV parking. By 2035 you won't be able to buy a car with an internal combustion engine anymore.

Wanna delegation on this file?



We've got one more called, James Nagy. He says he's pleased with the concept but has a few concerns. He wants to know how the road and sewer connections come together, no trails a concern too. He would like to see a privacy wall too.

Klassen/Allt move to receive the report.

O'Rourke says she's pleased to see this moving forward, and that this is the right kind of density for this space. Also likes the protection of the farmhouse though she knows that Heritage Guelph has their concerns. As concerns about min. private amenity area though.

Chew says the plan is well done and they should acknowledge when a plan meets expectations. He wonders if there's a way to push the setback closer to the property line to get more landscape area for community gardens or something.

Caron says that she would like to see staff comeback with assessment about the building staying put, and or having conditions about protecting the farmhouse.

Motion to received approved unanimously.

Next, Statutory Public Meeting Report 55 Baker St, 152 and 160 Wyndham St N Proposed ZBA File OZS23-008 - 2023-383. This is the residential portion of the Baker District Redevelopment.

The developments are two proposed 15-storey towers with 353 residential units between them plus 529 square metres of commercial space on the ground level between the two towers combined.

Within the North Tower, 179 residential units are proposed, consisting of 110 one-bedroom units, 68 two-bedroom units, and 1 three-bedroom unit. Within the South Tower, 129 one-bedroom and 45 two-bedroom units are proposed.

Also, there are a total of 267 parking spaces for residents of the towers provided underground.

There are two scheduled delegations. Hugh Handy and Stuart Cooper (though they're delegating together). Cooper, on behalf of Windmill, reminds that Baker is the 2nd One

Planet Living community in Canada. o carbon, no NG, high-efficiency windows, other green features.

Property layout:



Nice view:



Klassen asks about the impact on Wyndham Street. Cooper says they've done 2 years of site plan to figure out the look and feel of the urban square. There will be multi-functional space for various programming, plus accessible free flowing space.

Klassen asks about 12% affordable units number. Cooper says they're working through cost to figure out what that number will be.

Downer asks about the north end of the site. Cooper says that they're still eyeing stacked townhouse for that portion, but that will come back as a separate plan.

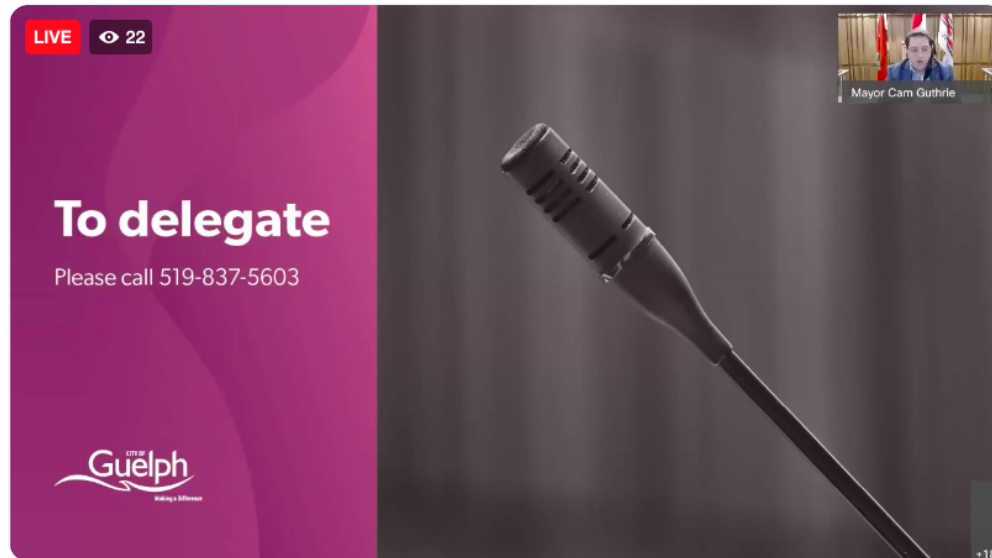
Downer asks about timelines. Cooper says they're working to a launch in January with construction set to begin by the end of 2024.

O'Rourke asks if this is purpose built rental or condo. Cooper says north tower will be condo, but the status of south tower is not yet know.

O'Rourke asks if there will be affordable units in the north tower. Cooper says no decisions have been made, but looking at both towers.

Guthrie asks if the development might be able to go higher. The area is zoned now for 23 storeys, and it's outside the view corridor. Handy says he was surprised to see ONgov got to 23, but says it comes down to the market and parking. They might reconsider though.

We're going to pause again for anyone that wants to call in.



No further delegations. Richardson/Allt move the recommendation to receive.

Goller asks staff to work with the developer to increase the number units for affordable housing, even if it means going higher.

Motion to receive approved.

Next, 716 Gordon Street Official Plan and Zoning By-law Decision. Emphasis on decision.

The public meeting for this development took place at the July planning meeting, but despite the list of concerns mentioned for the development by both members of council and the public, staff are recommending that this project go forward with only some very minor modifications.

Three delegates for this starting with Mauricio Fernandez, a U of G student. He says it's not a perfect proposal, we wishes that there was less parking and more mixed use area, but the housing crisis needs more housing, especially for students.

Georgia Mason from the Mayfield Park Community Association is next. She says they're not NIMBYs, she was reassured by the wind report. There are still some concerns about loss of trees, noise and keeping the development a student residence.

Big applause breaks out for Mason which makes Guthrie note that applause is out of line in the rules of decorum.

Bill Mungall is the third and final delegate. He would like council to refuse the application. He says that the developer could've built in 2013 & it might have had an impact on the housing crisis. If they had stuck to the letter of the OMB agreement it wouldn't have been problem.

Chew asks what alternative that Mungall would like to see to the terraces. Mungall says he hadn't thought it about it but maybe a green roof.

O'Rourke/Richardson move the recommendation:

Recommendation:

1. That the application from GSP Group Inc. on behalf of 2319426 Ontario Inc., for an Official Plan Amendment to permit the development of an eleven (11) storey mixed-use apartment building with 532 apartment units and 90 square metres of commercial space on the property municipally known as 716 Gordon Street and legally described as Part Block A, Plan 552, as in MS76543, Part Lot 2 on 61R4090 save and except Part Lot 7 WGR94, City of Guelph be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2023-378, dated October 17, 2023.
2. That the application from GSP Group Inc. on behalf of 2319426 Ontario Inc., for a Zoning By-law Amendment to amend the current specialized "High Density Residential Apartment" (R.4B-14) Zone to a revised specialized "High Density Residential Apartment" (R.4B-14 (H)) Zone in the 1995 Comprehensive Zoning By-law (1995)-14864, as amended; and from the current specialized "High Density Residential" ((RH.7-4(PA))) Zone to a revised specialized "High Density Residential" ((RH.7-4(PA)(H))) zone in the 2023 Comprehensive Zoning By-law (2023)-20790, to permit the development of an eleven (11) storey mixed-use apartment building with 532 apartment units and 90 square metres of commercial space on the property municipally known as 716 Gordon Street and legally described as Part Block A, Plan 552, as in MS76543, Part Lot 2 on 61R4090 save and except Part Lot 7 WGR94, City of Guelph be approved in accordance with Attachment-4 of the Infrastructure, Development and Enterprise Report 2023-378, dated October 17, 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 716 Gordon Street.

Downer asks if there's a way that noise can be reduced. Staff say that this can be done through site plan.

Downer says they have to make a decision tonight because we're at the end of the provincial sideline. Staff says that's correct.

Downer proposes an amendment given the number of concerns, to allow members of the community group to consult on site plan. Richardson seconds.

716 Gordon Street Official Plan and Zoning By-law Decision



Councillor Downer Amendment

That Council direct staff to invite the Mayfield Park Community Group to view and provide feedback to the site plan for 716 Gordon Street.

GM of Planning Walkey says staff are fine with amendment so long as people know that they may not get all the concessions that they want.

Gibson asks when was the last time council passed a motion like this. Staff says that it's been for this site several times in the past.

Busuttill asks to confirm: You can't appeal with the site plan? No you can't.

Downer amendment approved.

Busuttill asks if the new plan conforms to the intent of the OMB decision. Staff say the proposal is "generally in keeping" but the building has changed a number of times. The key difference is the driveway entrance on the northern side. More units, but same bedrooms.

Busuttill notes this is not a designation institution for students. Staff says that they've noted that this should be treated like an apartment building, the type of tenant is incidental. Still hasn't been a determination that some portion is condo.

O'Rourke asks if there will be any retention of the mature trees on the property. Staff say most onsite trees will be removed, but there are trees on city property they will most likely be reserved.

Klassen asks about U of G concerns, we're they satisfied with the final plan? Staff says they believe the concern was the defining the site as a student residence and they wanted to add the word "private." Staff's recommendation was to just call it an apartment building.

Klassen asks if staff expressed concerns about preserving trees. Staff say their recommendation was to increase the natural buffer, but no, they had no conversation about saving the trees.

Allt says that he won't be supporting this application because he's concerned about alcohol being available in a student residence. It's not a residence by definition, but if it walks like a duck... A terrace is a dangerous thing when you mix young people and alcohol.

Chew says the when he came to U of G he was housed at the old Royal Brock, and while he appreciates neighbourhood concerns, they're under tight timelines and restrictions. He wasn't a party animal in uni. #notallstudents.

O'Rourke commends the neighbourhood and it's frustration that the developer's been able to build for a decade. But at the same time we desperately need the purpose built rental, and there's no appetite for another jaunt to the OLT. It's not perfect, but she'll support.

Caton says she has a lot of empathy for the neighbourhood, but notes the outdoor patios are a safety feature for some people concerned about viruses or have environmental sensitivities.

Gibson says that he's glad the neighbourhood will be able to weigh in on site plan because not everyone gets that extra opportunity. Also notes not all concerns are a planning justification to refuse the application.

Downer agrees that there's no planning justification to scrap this. The best opportunity is to look through site plan to work on noise and safety, though she thinks that the developer is likely to go to the OLT anyway.

Guthrie says he hopes that the developer doesn't appeal. Staff turned the application around quick, it's an approval, so let's get shovels in the ground and keep people into homes.

Motion approved with only Allt against.

Guthrie calls for a 5 minute break as the next presentation is set up.



Next, Development Charges Results and Background Study. Guthrie thanks staff in advanced for a lot of this work.

This is the mandatory public meeting about the DC changes. Council will essentially receive information tonight and the final passage of the new bylaw will be in the new year.

GM of Finance Tara Baker says that engagement exceeded what's prescribed in legislation. Here are the changes for residential (left) and non-residential (right):

Service/Class of Service	Current	Calculated
Municipal Wide Services/Classes:		
Services Related to a Highway	7,791	20,432
Public Works (Facilities and Fleet)	731	1,669
Transit Services	3,759	4,021
Parking Services ¹	-	-
Fire Protection Services	432	418
Policing Services	905	1,450
Parks and Recreation Services	12,048	13,785
Library Services	1,144	1,640
Administration Studies ²	1,065	-
Long-term Care Services	-	95
Provincial Offences Act	10	-
Public Health Services	411	391
Ambulance	152	407
Waste Diversion	752	1,533
Stormwater Drainage and Control Services	308	757
Wastewater Services	8,908	9,773
Water Services	9,423	12,929
Grand Total	47,839	69,300

¹ D.C.s for Parking Services were discontinued on September 18, 2022
² Administration will no longer be a D.C. eligible service as per Bill 23

Service/Class of Service	Current	Calculated
Municipal Wide Services/Classes:		
Services Related to a Highway	3.54	10.41
Public Works (Facilities and Fleet)	0.33	0.86
Transit Services	1.80	1.97
Parking Services ¹	-	-
Fire Protection Services	0.21	0.21
Policing Services	0.41	0.74
Parks and Recreation Services	0.64	0.83
Library Services	0.07	0.10
Administration Studies ²	0.52	-
Long-term Care Services	-	0.01
Provincial Offences Act	-	-
Public Health Services	0.04	0.05
Ambulance	0.07	0.05
Waste Diversion	0.18	0.24
Stormwater Drainage and Control Services	0.14	0.39
Wastewater Services	4.03	4.98
Water Services	4.27	6.60
Grand Total	16.24	27.44

¹ D.C.s for Parking Services were discontinued on September 18, 2022
² Administration will no longer be a D.C. eligible service as per Bill 23

Under the Development Charges Act, cities can have a uniform charge, or they can have an area specific charge. Staff considered an area charge b/c of Clair-Maltby but they opted to keep the uniform charge.

Not all growth-related infrastructure is built by the City. Some of the need for services generated by additional development consists of local services related to a plan of subdivision. DCs do not fund this infrastructure, this is built by the local developer(s).

That's why servicing infrastructure will be cheaper in Clair-Maltby will be cheaper than in built up parts of town; we're starting from scratch.

Collect the DCs at a city-wide rate allows the City to bank the money in reserves, which allows for more flexible resource management. More strings comes from the area-specific charges.

Also, Guelph has more than one intensification areas, and you can't have an area specific DC for one without having to consider one for the others, which sounds like it's more work too.

Recommendations:

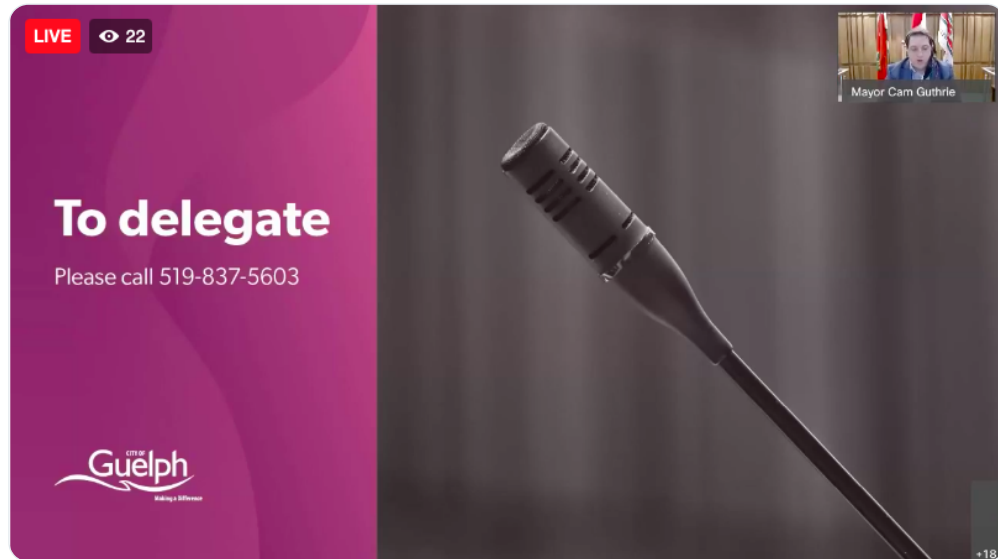
- **Council recommendations:**
 1. That the 2023 Development Charge Results and Background Study report dated October 17, 2023 be received.
 2. That Council direct staff to investigate the use of front-ending agreements as a growth financing tool, including the impact on staffing implications, impact on credit rating, delegated authority structure, and the risks and benefits.
 3. That Council direct staff to review the need for a five-year update to the Development Charge By-law as a part of 2028-2031 budget process.

O'Rourke and Downer move the recommendations.

There are two delegates signed up but it seems like only one of them is joining us. It's Dustin Davis from the Guelph & District Association of Realtors, who are against this "steep" increase. He says it will take Guelph backwards on housing affordability.

O'Rourke asks if there's a mechanism to pass reductions on to buyers, and what's to prevent someone from flipping. Davis says that projects are getting cancelled now because of these

charges and how high they are now.
Got a comment on this? Call in now.



No further delegates on this matter.

O'Rourke says she's glad that the City is looking at front loading agreements and encourages everyone to read the itemised list in the background study. She asks staff about the impact of new ONgov definition of affordable.

Staff says that they expect that the number of units to get an exemption will be lower thanks to the inclusion of the income based measure. Still some analysis to do though.

Gibson asks staff if they're worried about how the new DC might effect the cost of building with higher interest rates. Baker says they looked at that thru the study update. We're staying within comparator municipalities, but yes, market rates have influence.

Gibson says he's reluctant to try and nibble away at DCs as a way to drive down prices. He thinks the only way that prices go down is with increased supply.

Guthrie adds that council can make impacts with incentives without the DC Bylaw. Basically, it's a mathematical equation, dispassionate, council can create other policies so let's leave the DCs alone.

Recommendations approved unanimously.

Last item, 2187 Gordon Street - Notice of Intention to Designate. Senior Heritage Planner Stephen Robinson and Heritage Guelph member David Cameletti.

This is about the Kidd barn and the Blair farmhouse. The property meets six of the prescribed criteria for determining cultural heritage value or interest under Ontario Regulation 569/22. You only need two to designate.

Photos:

Stone slot bank barn



(June 17, 2019)

5

Blair farmhouse

City of Guelph Inventory of Heritage Structures (2003)



(January 24, 2019)

6

In the case of the barn, it's essentially two barns in one, two different styles from two different eras. There have been issues lately because of the the stone walls in the barn have collapsed. Robinson notes that this is the only building of its kind inside Guelph.

Recommendation:

That the City Clerk be authorized to publish and serve notice of intention to designate 2187 Gordon St.

That the designation bylaw be brought before Council for approval if no objections are received within 30-day objection period.

Cameletti notes that this was an unusual designation because of the time involved debating it. He notes the unusually high number of criteria and the property's been under heritage consideration since 2011. This only 1 of 2 stone barns in all of Wellington Co.

There are 2 delegates, and first we'll hear from former Heritage Guelph chair P. Brian Skerrett. He says this property has been on the radar for so long, and he said there was no confusion about the 2019 site visit, they wanted to designate that property.

Skerrett says that the property was noted for inclusion in the cultural heritage aspects, including the barn and the farmhouse, in the Clair-Maltby Secondary Plan.

Caron asks about the condition of the walls in the barn during the site visit in 2019. Skerrett says there signs of concern at that time and then raised concerns to property standards in 2021.

Last, but not least is, Mike Marcolongo. This is a story about unique heritage assets, and a story of side-stepping, the property owner's been side-stepping the City this whole time, they were fined \$25k for cutting down trees in apparent defiance of the tree bylaw.

Marcolongo says Mattamy Homes is pushing for a deferral, but he's asking council to send a strong message that Guelph protects it's history.

Allt asks about the value of designation if the building can't be saved. Marcolongo says that it's about sending a message to an out-of-town developer that culture matters here, and they don't seem to understand how important it is.

Caron asks about reusing the barn. Marcolongo says the most detrimental thing to these buildings is water and Mattamy could have done the most basic thing and fixed the roof when it might have cost them only a few thousand dollars instead of now hundreds of thousands.

Marcolongo adds that he calls the police every three or four months about clearing squatters from the property and he was the one that put up the no trespassing signs.

Downer/Klassen move the recommendation.

Gibson says he wishes he had not known the broader context, he was ready to go after the report but didn't like the denigration of the property owner the last 5 minutes.

Caron asks about property standards issues. What's the next step? A fine? Guthrie says he will let the question stand, but this is a matter of designation.

Walkey says there's now an order and a fine on the property, but it is under appeal and that will take its own course. Staff support moving forward with designation.

Caron said that when the property was annexed, Guelph made a moral commitment to preserve the property. It's a no-brainer.

Klassen notes that something can still be done with his site while preserving heritage. We saw an example of that tonight. O'Rourke notes that a lot of old farmhouses have been preserved in the south end adds character.

Chew asks if there's a way moving forward to offer council more education about the history of heritage properties. He's aware that developers have their pro formas too but wants to have fruitful engagement.

Designation approved unanimously.

Bylaw of the week approved!

***5.1 By-law Number (2023) - 20837**

A By-law to dedicate certain lands known as one foot reserve Block A, Plan 586 save and except Plan 637, City of Guelph as part of Cassino Avenue.

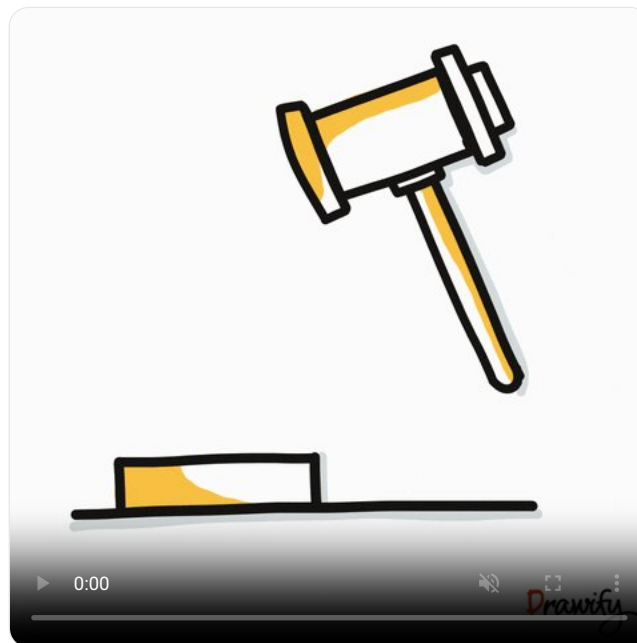
***5.2 By-law Number (2023) - 20832**

A By-law to stop up and close part of Freshfield Street described as Part of Lot 131, Plan 8, designated as Part 2, Reference Plan 61R-22547, City of Guelph

***5.3 By-law Number (2023) - 20843**

A by-law to confirm the proceedings of meetings of Guelph City Council held October 17, 2023.

And that's meeting adjourned!



@threadreaderapp unroll please!

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