



**Adam A. Donaldson** @adamadonaldson

Nov 21, 2023 · 48 tweets · [adamadonaldson/status/1727104252001255840](https://twitter.com/adamadonaldson/status/1727104252001255840)

---

At 6:30 pm, it's this month's planning meeting. Nothing #GuelphBudget related... tonight. Here's the Politico preview: <https://guelphpolitico.ca/2023/11/10/city-council-preview-whats-on-the-agenda-for-the-november-21-meeting/>

After a brief delay it seems like council and staff are emerging from closed session. Stand by.

On the one in-camera item, Clair Maltby Secondary Plan – Ontario Land Tribunal Update, Mayor Guthrie reports that council was given info and a discussion was had before direction was given to staff. That's that.

Guthrie calls the open session to order.

Disclosure of Pecuniary Interest and General Nature Thereof? None.

Regrets tonight from Cllr Richardson.

Two consent items

331 Clair Road East - Notice of Intention to Designate - 2023-433

249 Metcalfe St - Notice of Intention to Designate - 2023-446

Recommendation to approve motions to designate approved.

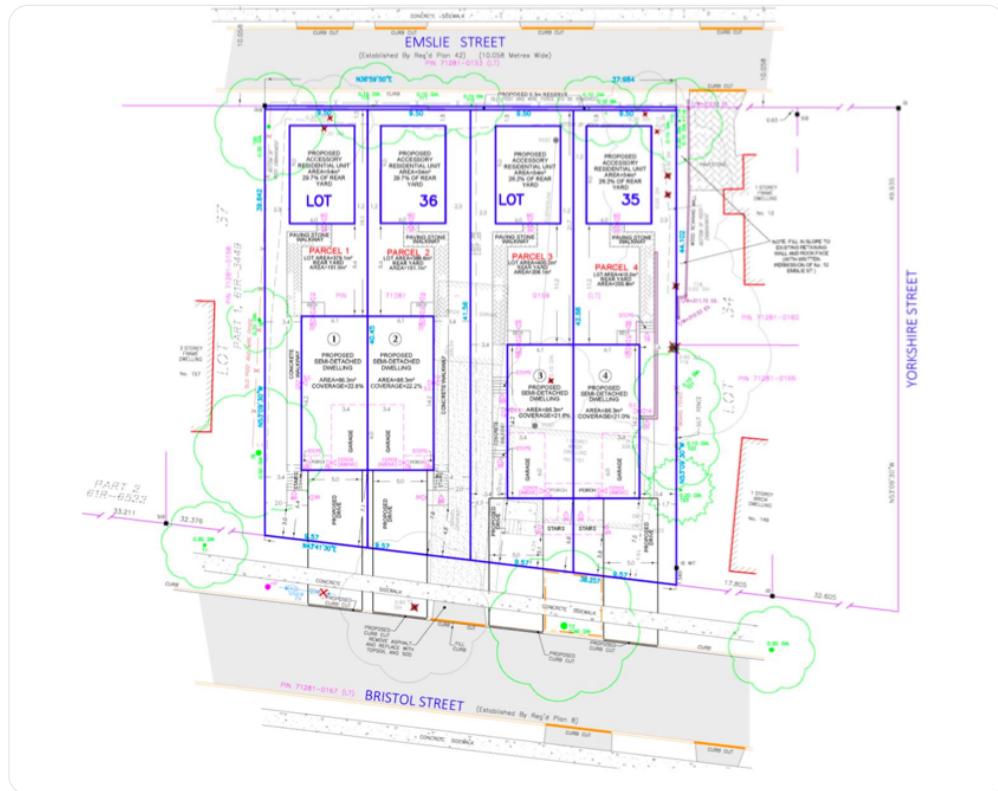
Next, 151 Bristol Street Proposed Zoning Bylaw Amendment File OZS23-012 Ward 3. Ryan Mallory, Senior Development Planner is presenting.

So there was once an entirely different plan for this property back in September 2021, but it looks like the project went back to the drawing board.

Now, the proposed zoning bylaw amendment for two semi-detached units, which would together have four units, plus four basement units and another four accessory units for a total 12 units on the site.

This is just the public meeting for this project. No final decisions will be made, just a vote to accept the report.

Conceptual design:



Jeff Buisman from Van Harten Surveying, representing the owner, is the only delegate for this file. He notes that the demo permit has already been issued for the house on the property, utilities have been cut off.

Buisman says he wants to highlight that he wouldn't have to be here tonight if the new bylaw was in effect, it meets all those requirements. This project meets the need for affordable housing and it will be all rental, he adds.

Caron asks about concerns around flood. Buisman says they are building in accordance with the GRCA to raise the lower levels above the flood plain. Buisman adds that they've done the geo-technical investigations and bedrock is shallow.

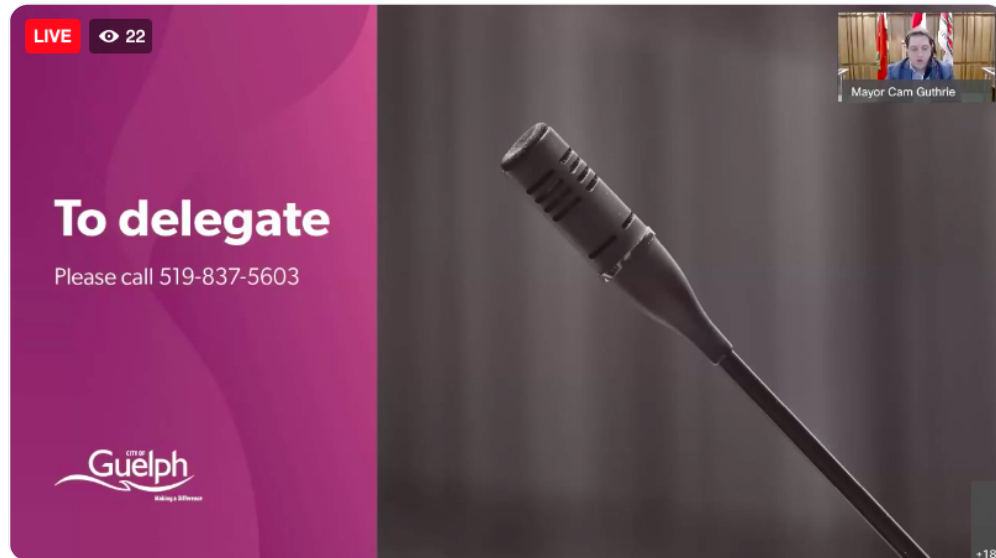


Caron asks about net zero. Buisman says he can't comment, but everything it "going heat pumps anyway." Knows the owner has solar on other projects, but he can't say for this one.

O'Rourke asks about plans for tree planting. Buisman says there's some room for boulevard trees, but the site is "pretty taken up". They are keeping some trees, and adding in other places.

O'Rourke asks about parking. Buisman says there will be one spot per unit.

Got beef with this file? Call in now.



There is one delegate calling in, but there's some technical stuff as the clerks are trying to get them connected.



We have an extra in-person delegation, her name is Caroline and she lives in 149 Bristol. She says that there were a lot of things done on the property in 2019 that council was against, and thinks this new proposal will have negative impact on the neighbourhood.

She says there's a potential for 40 people to live on this property so 1 parking spot to unit is unrealistic. Too much density for this site and their concerns remain unchanged from the previous proposal.

Back to council. Goller/Downer move to receive the application.

Caron asks if the proposal here would conform 100% to new zoning bylaw. Mallory says that is true upon their initial review.

Caron says she knows it's site plan, but she has concerns about 12 units, 12 parking spots, and having enough space for water and waste bins.

Allt says Emslie Street is challenging, he also has concerns with the quarry there and need for remediation, and he's also concerned about overstuffing site. That's a takeaway for staff.

Motion to receive the application is approved.

Next, and last, Public Meeting Report 14 Stevenson Street North Official Plan and Zoning Bylaw Amendments OZS23-011. Mallory is presenting this one too.

The proposal here is to take this empty piece of land along Stevenson, which backs on to the tracks and build a three-level multi-residential building with two levels above grade and one slightly below. The whole project will have 10 units in total.

Like the previous item, no final decision will be made about this application at this meeting and council will only vote to receive the application.

Behold! Artists renderings:



## Building Renderings



Figure 1: View of south elevation from the parking lot entrance.



Figure 2: West elevation viewed from Stevenson Street North

Two delegates on this, and they're delegating together. Hugh Handy from GSP Group who's the agent and Hamid Bahrami from HB Developments who's the owner. It's mostly 1/2 bedrooms and one 3 bedroom. Bike storage inside.

Chew asks if the trees on the property now will be retained. Handy says the trees at the west site of the property will stay, but some of the ones on the perimeter will be removed and so will the ones near the crash wall (Metrolinx won't allow it).

According to Metrolinx specs, Bahrami adds, the wall has to 45 cm thick and the only thing they can put on it is ant-graffiti paint. Individuality is not allowed.

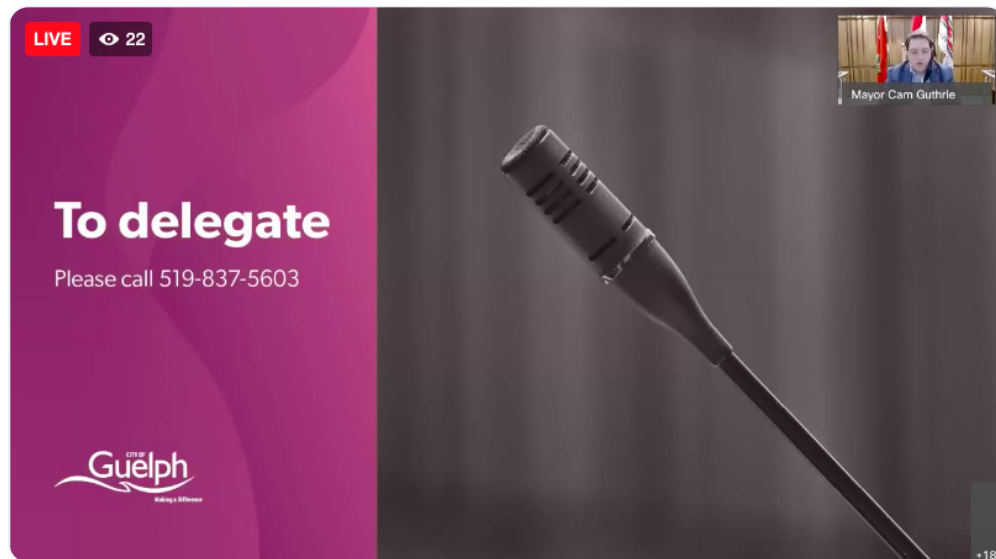
O'Rourke asks about noise mitigation. Bahrami says that they are required to have disclosures, and they have done vibration studies and are planning for noise reduction measures in the south side of the building.

O'Rourke asks about overflow parking. Handy notes that there is no parking on Stevenson Street. They haven't discussed unbundling the spaces but that seems to where the business is going.

Caron asks about energy. Bahrami says they've engaged an energy consultant and they're going for an emissions free build, but that work is in progress.

Additional delegates? Stefano is here in the chambers, and he notes that there's some restraint on the property because he's trying to build a tiny house in his backyard, and has encountered big issues trying to put it there.

Anyone else got beef on this one?



There's one more delegate by phone, Prinav (sp?). He did lodge some concerns with the owner but they didn't get back to him (though some of his concerns were acknowledged in tonight). He's worried the developer will have to dig deeper than usual & that will impact his property.

Prinav says he's in favour of new development, but he came to Canada 6 years ago and did not want to live in a "concrete jungle", so that's why he chose to live in Guelph and drive 200 km (!) to work every day. If this is the direction Guelph is going, where should he go?

Goller/Klassen move receipt. Goller says that he thanks the proponent for the application and shares concerns about cars and tree loss, but this is the type of development we need in Guelph.

Motion approved.

Bylaws of the week approved unanimously.

**\*7.1 By-law Number (2023) - 20852**



A By-law to dedicate certain lands known as Part Lot 1, Concession 4, Division G, formerly Township of Guelph, designated as Part 2, Reference Plan 61R-22606, City of Guelph as part of Denver Road.

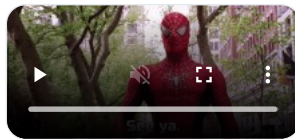
**\*7.2 By-law Number (2023) - 20854**



A by-law to confirm the proceedings of a meeting of Guelph City Council held November 21, 2023.

Mayor's announcements: Ward 4 town hall on the budget is Thursday at the West End Rec Centre at 7 pm.

Meeting adjourned!



@threadreaderapp unroll please!

...