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Nov 6, 2023 · 57 tweets · [adamadonaldson/status/1721667193270649217](https://twitter.com/adamadonaldson/status/1721667193270649217)

Coming up at 6:30 pm, we're getting into a special meeting of city council. There's one agenda item, and you read all about it here in the Politico preview:



City Council Preview – What's on the Agenda for the Meeting on Nove...

It's a strange meeting at a strange time involving a subject that's usually reserved for a specific meeting at a particular time of the month. And yet... Here we are. On this Monday...

<https://guelphpolitico.ca/2023/10/27/city-council-preview-whats-on-the-agenda-for-the-...>

Mayor Guthrie has called the meeting to order!

One item on the agenda tonight: Decision Report 855 and 927 Victoria Road South Proposed Zoning By-law Amendment File: OZS18-007. The statutory planning meeting for this proposal came to council way back in February 2019.

The fourth and final revision of this plan now has 486 units, with the northern part comprising of 24 cluster townhouse units, 75 stacked back-to-back townhouse units while...

...the southern portion will have two, 10-storey buildings containing 303 apartment units and 84 stacked back-to-back townhouse units.

That apartment buildings will be on a three-storey podium that will hold 292 parking spaces in total, with an additional 114 surface spaces on the southern side, and 121 total spaces including driveways on the northern side.

Staff are recommending that the development should be approved. No further presentation is coming from staff, so it's just delegates and the council decision.

One more thing: No Disclosure of Pecuniary Interest and General Nature Thereof and regrets tonight from Cllr O'Rourke.

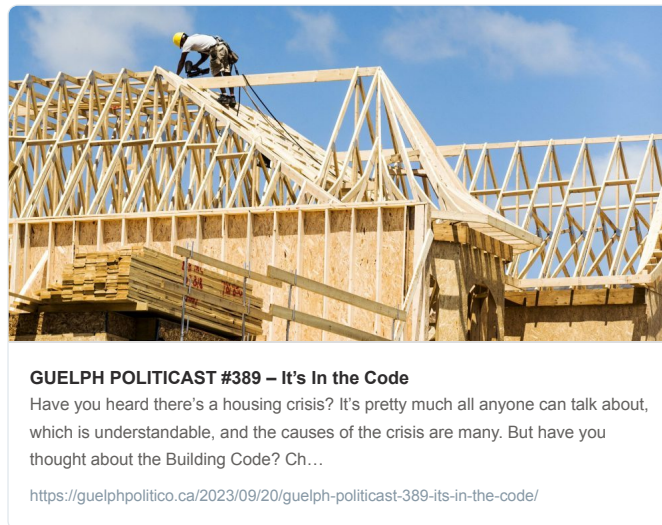
One more one more thing: Guthrie dissuades the numerous people here tonight to not do any cheer or jeers in the name or decorum.

We start with Susan Church, who's lived in the MacAlister area for 5 years has issue with the rural/urban interface not being respected. The tall buildings are incompatible with surrounding land, and it's *not* on intensification corridor (too dense).

Caron asks Church if the developer ever invite residents for consultation. She says no.

Cyndy Garriock starts with props for staff but says they've got it wrong. No public transit, not enough amenities in the walkable area, one public school = no reason to approve the development.

Garriock is talking about how the original plan was for townhouse and two 6-storey building and in-part blames developer greed, but that's not always the case. Check out this episode of the pod to understand how the building code can turn 4 storeys into 10



Sarah Taylor, here with her two kids, also notes that the density here seems to be really high. She asks why this spot, and how will the increase in drivers and residents will impact the area?

Taylor notes that "since transit is largely subsidized" the City will need to add a new bus route that no one will use, which will then add pressure on the City budget. She also notes that there's a lot of dangerous drivers in the area despite safety measures.

Wayne Church is next, he lives in a townhouse on MacAllister and notes that the project was over-developed when it came to council in Feb 2019 and had fewer units.

Bill Farr is next. He says that he was hopeful after the questions that council asked in 2019 and is reviewing some of their notes. <https://pub-guelph.escribemeetings.com/filestream.ashx?DocumentId=42101>

Last but not least is Hugh Handy, who's the planner repping for Fusion Homes on this project. He's trying to make the point that this is an appropriate level of density, and that there will be a commercial site across the street



Handy says that he knows change is difficult which is why the attached reports are substantive and they worked hard with staff to get to this point.

Allt asks if the density was changed on the site. Handy says there was both an increase and a movement of density around the site, they moved it to Victoria after hearing from area residents.

Allt asks if the developer is allowed to do this as-of-right, they're not asking for an Official Plan Amendment. Handy says yes, and what they're working out here is the details like traffic.

Billings asks about EV chargers on the south block, they're only on the north? Handy says yes, the south block hasn't been fully designed so there could be EV spaces through the site plan process.

Billings asks about two applications, one for the north and one for south. Handy says they were filed as a joint application seeing it as a complete project.

Downer asks where Fusion has similar townhouses to the ones here. Handy says Grange Road is an example.

Downer asks about EV chargers too and roughing them in on the south end. One of the development teams says they can do that.

Downer asks why go from 6 to 10. Developer says it was going to be geared to families, two and three bedrooms, but market research showed them more of a demand for one bedroom accommodations or smaller units.

Caron asks for commitment to put in more EV charging on the south end. Developer says it's tricky to promise numbers because they don't want to have chargers sitting idle, but they'll try.

Caron asks if the project will get anywhere close to net zero. Developer says it's a balancing act between affordability and sustainable, that's not a no, but they will look at it in site plan where they don't put a pressure on the bottom line.

Caron asks if these are condos or rentals. The answer is 🤖. The intention is to do some of each.

Caron asks if the developers might be willing to get feedback from the surrounding community during site plan. The developer from Gamma says that they're always interested in making a better development and will be moving on the commercial portion soon.

Handy asks to not set up false expectations because site plan can be highly detailed. They could set up a situation where they could make the site plan public available, but they don't want to make false promises.

Allt/Busuttil move the recommendation:

Recommendation:

1. That the application from GSP Group Inc. on behalf of the owners, 2506780 Ontario Inc. and Gamma Developers Ltd. for a Zoning By-law Amendment to change the zoning from the current "Agricultural" (A) Zone in the Township of Puslinch Zoning By-law 19/85 to a "Specialized Residential Cluster Townhouse" (R.3A-?) Zone, a "Specialized High Density Apartment" (R.4B-?) Zone and the "Conservation Land" (P.1) Zone in the City of Guelph 1995 Comprehensive Zoning By-law (1995)-14864, as amended, and change the zoning from the current "Medium Density Residential 6 with Holding Provisions" (RM.6(H12)) Zone, "High Density Residential 7 with Holding Provisions" (RH.7(H12)) Zone and the "Natural Heritage System" (NHS) Zone in the 2023 Comprehensive Zoning By-law (2023)-20790, as amended to a "Site-specific Medium Density Residential 6" (RM.6-?) Zone, a "Site-specific High Density Residential 7" (RH.7-?) Zone and the "Natural Heritage System" (NHS) Zone in the 2023 Comprehensive Zoning By-law (2023)-20790, as amended to permit the development of 486 residential development units comprised of 183 townhouses and two (2), ten-storey apartment buildings with 303 units on the lands municipally known as 855 and 927 Victoria Road South and legally described as Part of Lot 2, Concession 8, Township of Puslinch, Part 7 of 61R-9761, City of Guelph (855 Victoria Road South) and Part of Lot 3, Concession 8, Rear, Township of Puslinch, Part 2 of 61R-10792, City of Guelph (927 Victoria Road South) be approved in accordance with Attachment-3 of the Infrastructure, Development and Enterprise Report 2023-414, dated November 6, 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 Amendment affecting 855 and 927 Victoria Road South.

(2023)-20790, as amended to permit the development of 486 residential development units comprised of 183 townhouses and two (2), ten-storey apartment buildings with 303 units on the lands municipally known as 855 and 927 Victoria Road South and legally described as Part of Lot 2,

Concession 8, Township of Puslinch, Part 7 of 61R-9761, City of Guelph (855 Victoria Road South) and Part of Lot 3, Concession 8, Rear, Township of Puslinch, Part 2 of 61R-10792, City of Guelph (927 Victoria Road South) be approved in accordance with Attachment-3

of the Infrastructure, Development and Enterprise Report 2023-414, dated November 6, 2023.

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 855 and 927 Victoria Road South.

Downer asks about the site plan process for the entrance. Lindsay Sulatycki, senior planner, says that they will be looking at things like building materials. Much of the rural/urban division is managed from the township side. Puslinch has raised no objections.

Downer asks about neighbourhood comments about lack of amenities in the area. Sulatycki says staff take into account not just what's presently there, but what will be in the area in the future. So there are plans for new commercialism, trails and GID up the street.

Downer confirms that there will be extra transit on that portion of Victoria at some point. Sulatycki says that a transit pad will be there along with the road widening project, exact

location TBD.

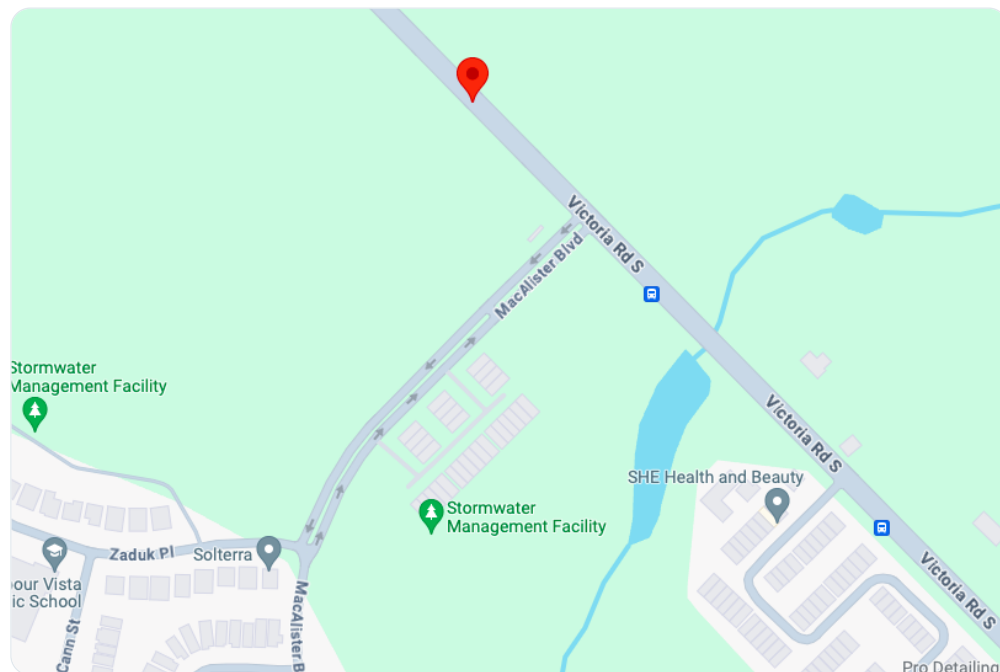
Chew says congestion in the short term is never fun, but there's a housing crisis and units are units. So why two signalised intersections less than 200m apart? Sulatycki says 200m is optimal, but it depends on the circumstances.

Allt asks staff if council has any foundation to reject this application. GM of Planning Krista Walkey says that council has final say, they have staff's recommendation (which is to improve).

Allt asks if the City would have to secure outside counsel for advice if they reject and this goes to the OLT. Walkey says yes.

Busuttill asks if construction has started. Sulatycki says now these were site alteration gradings.

Caron asks about the rural/urban interface, because the City of Guelph owns land across the street on MacAlister, and it will never be developed because that's a water facility.



Caron says that she would like to bring forward a similar motion that council passed concerning the old Royal Brock site to invite residents to offer comment in the oversight process.

Caron says she wants it on the record that a no-vote for this project is not anti-housing or anti-development, but it's from a desire to build the best possible project.

Billings asks if there's parking on MacAlister? Someone in the gallery yells "No all year!"

Allt thanks the delegates, but he says he moved the motion because it was similar to a development on Paisley/Whitelaw where he voted to reject, and he doesn't want history repeat. He hopes neighbourhood and developer can collaborate.

Downer also thanks the delegates, and adds that she doesn't like this development but the reality is that this has been tagged high density for a long time and anything developed there

is going to create extra traffic.

Guthrie adds the he agrees with those comments from Allt, the litigation of Paisley/Whitelaw cost taxpayers over \$100,000 and the OLT threw out the urban/rural transition argument there too. Guthrie says he's glad there's more units b/c of housing pledge.

Guthrie suggests that the area residents look at this as an opportunity to welcome new neighbours and understands that change is difficult. One guy behind has a one-word answer, "bullshit".

Motion 10-2 with Caron and Billings against.

Cllr Caron tables follow-up motion, and Billings seconds. It's kind of non-binding but it passes anyway.

Decision Report 855 and 927 Victoria Road South Proposed Zoning By-law Amendment File: OZS18-007
Additional motion – Councillor Caron



1. That Council direct staff to invite the McAlister Neighbourhood Group to view and provide feedback to the site plan for 855 and 927 Victoria Road South.

Bylaws of the week pass unanimously.

***3.1 By-law Number (2023)-20850**



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 lands municipally known as 855 and 927 Victoria Road South and legally described as Part of Lot 2, Concession 8, Township of Puslinch, Part 7 of 61R-9761, City of Guelph (855 Victoria Road South) and Part of Lot 3, Concession 8, Rear, Township of Puslinch, Part 2 of 61R-10792, City of Guelph (927 Victoria Road South), City of Guelph (File# OZS18-007).

***3.2 By-law Number (2023)-20851**



A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph as it affects the lands municipally known as 855 and 927 Victoria Road South and legally described as Part of Lot 2, Concession 8, Township of Puslinch, Part 7 of 61R-9761, City of Guelph (855 Victoria Road South) and Part of Lot 3, Concession 8, Rear, Township of Puslinch, Part 2 of 61R-10792, City of Guelph (927 Victoria Road South), City of Guelph (File# OZS18-007).

***3.3 By-law Number (2023) - 20853**

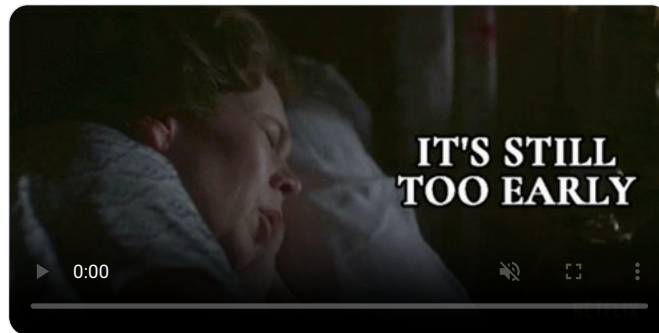


A by-law to confirm the proceedings of a meeting of Guelph City Council held November 6, 2023

Guthrie on Doug Ford's comments that Guelph council is a bunch of "left wing lunatics". He says that's not true, and even if it is, council is representative of their voters, and some of the people that voted for them were PC voters too.

Guthrie adds that every housing project that has come forward this year has been approved, and it takes multiple players to build housing, incl. the Province. They've been reasonable and focused on creating solutions. They can work respectfully without name calling.

That's a wrap. See everyone at 9 am for the budget meeting!



@threadreaderapp unroll please!

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