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Feb 13, 2024 · 65 tweets · [adamadonaldson/status/1757538353933644010](https://twitter.com/adamadonaldson/status/1757538353933644010)

Coming up at 6 pm, it's this month's planning meeting, the first of three council meeting over the next two days. What's this one about:



Looks like council's coming out of closed session so stand by for news!

Mayor Guthrie calls the meeting to order.

The closed meeting item was "Status Update on Downtown Land Disposition, 2024-98" but I guess that was settled before the start of the open session.

No Disclosure of Pecuniary Interest and General Nature Thereof.

One consent item:

## 5.1 Decision Report 14 Stevenson Street North Official Plan and Zoning By-law Amendments File: OZS23-011, 2024-32



### Correspondence:

Mark Hendry

### Recommendation:

1. That the application from GSP Group Inc. on behalf of 1000243563 Ontario Inc., for an Official Plan Amendment to permit the development of a 10 unit multi-residential building, on the lands municipally known as 14 Stevenson Street North and legally described as Part of Lot 53, Registered Plan 227, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-32, dated February 13, 2024.
2. That the application from GSP Group on behalf of the owner, 1000243563 Ontario Inc., for Zoning By-law Amendment to amend the current "Residential Single Detached" (R.1B) Zone to a specialized "Residential Infill Apartment" (R.4D-15) Zone in the Zoning By-law (1995)-14864, as amended; and from the current "Low Density Residential 1" (RL.1) Zone to a specialized "Medium Density Residential 6" (RM.6-27) Zone in the Comprehensive Zoning By-law (2023)-20790, to permit the development of a 10 unit multi-residential building, on the lands municipally known as 14 Stevenson Street North and legally described as Part of Lot 53, Registered Plan 227, City of Guelph, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2024-32, dated February 13, 2024.

Goller asks about the possible impacts on traffic, when will those be taken into account. GM of Planning Walkey says that staff believe there will be a negligible impact on traffic given the size of the development. No study will be done.

Motion is approved.

Next, Public Meeting and Decision for Official Plan Amendment to Implement the York-Elizabeth Land Use Study. Beatrice Garrovillas, Policy and Design Technician, will present.

You may remember the council feedback on a lot of this work back in the summer of 2022.



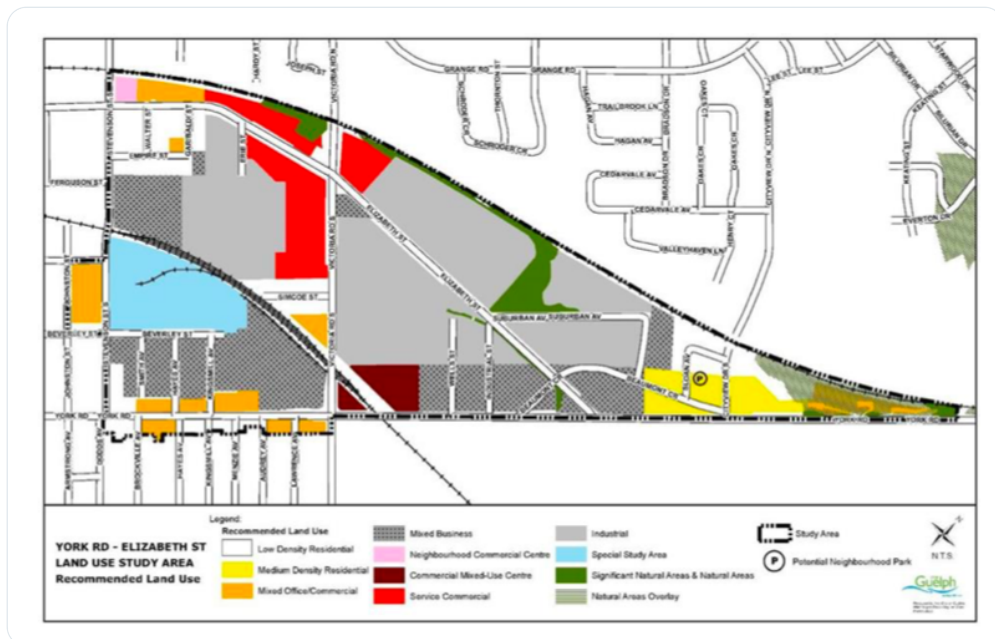
### This Month at Council: Budget Deficit Turned Surplus and Clair-Maltby...

It was a busy May at city council as the horseshoe handled several complex files.

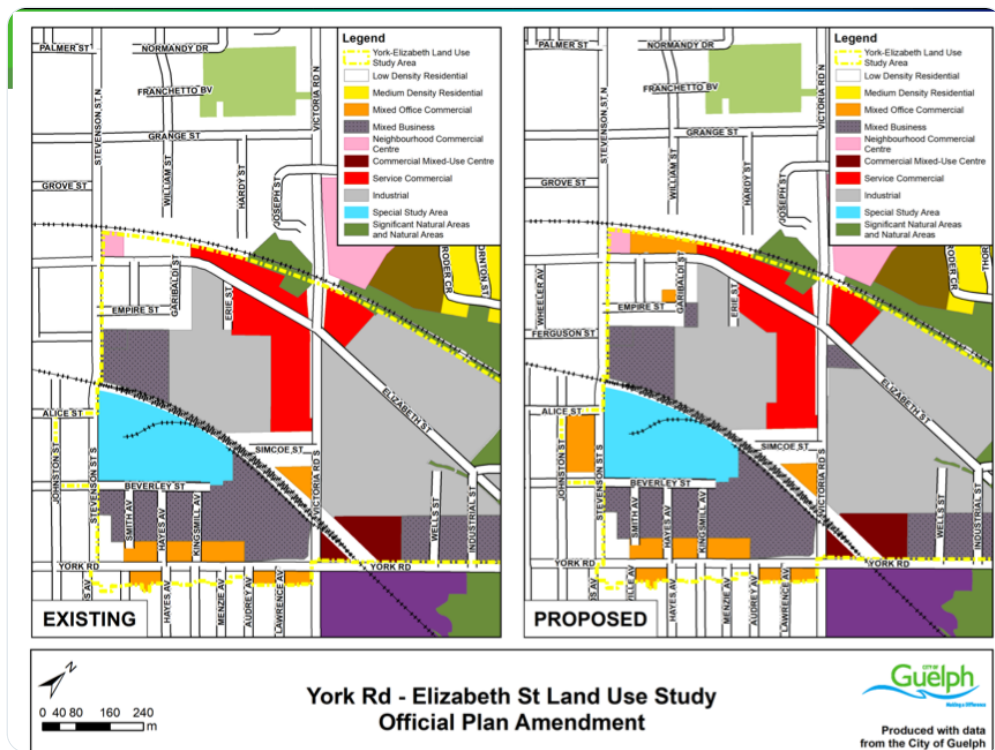
Money matters were big as the completed books for the 2021 fiscal year came back for council's information. H...

<https://guelphpolitico.ca/2022/06/01/this-month-at-council-budget-deficit-turned-surplus...>

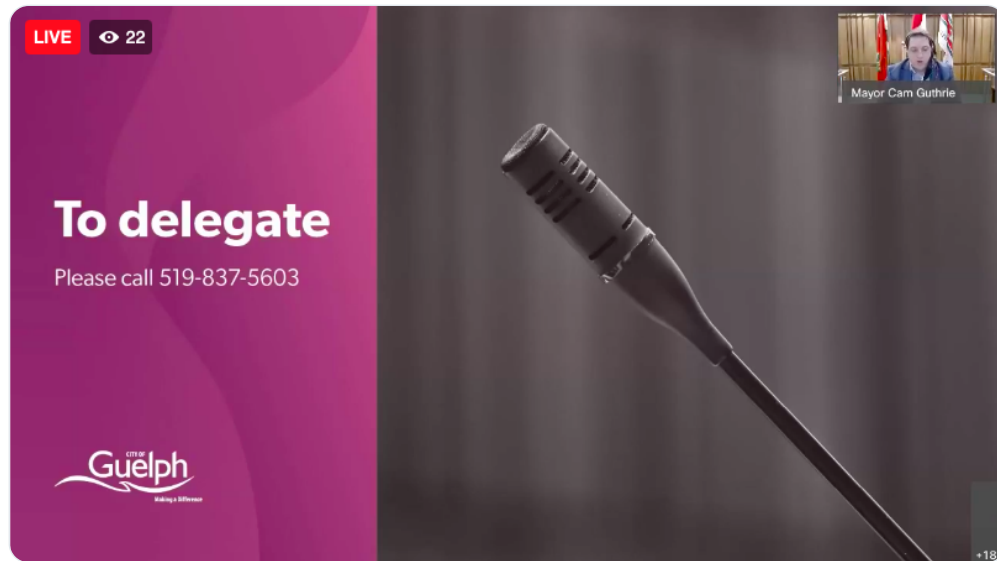
Lands close to Victoria Road and Elizabeth Street were no redesigned with the rest of OPA80 that summer in order to streamline the process. The goal was to preserve employment lands while increasing residential capacity.



Left is the existing plan; right is the altered map with the new zoning in this amendment. It's meant to recognise long-standing non-residential uses while also increasing those residential options.



No delegations signed up, but since this is a planning meeting we have to open the phone lines. Stand by.



No calls, so we go into putting the motions on the floor thanks to Gibson and Goller.

Recommendation That the City-initiated Official Plan Amendment No. 93 for the York-Elizabeth Land Use Study be received and approved in accordance with Attachment-1 of Report 2024-38, dated..

O'Rourke asks when these changes will be enacted. Garrovillas says they will come into effect after an appeal period. OPA 80 is in effect btw.

Motion is approved unanimously.

Next, Decision Report 1563-1576 Gordon Street; 42 & 48 Lowes Road West and 164-182 Dawn Avenue Proposed Zoning Bylaw Amendment , 2024-45. The project proposing a three-level multi-residential building with two levels above grade and one slightly below. 10 units in total.

Staff are recommending approval, but there are three delegates starting with Patrick Quirk. He lives on Dawn Ave and moved in 20 years ago and has been worried about intensification. Says his tiny little neighbourhood "came under attack."

He says this is no longer a mature, stable neighbourhood, but he's not here to object to application. He thinks his neighbourhood has done enough and would like to move emergency access to Gordon. He would also like 6 new 50 ft lots for detached homes.

Busuttil asks if Quirk raised these proposals in public process. He says he got in touch with staff and council, but the message he got was "a shrug and this is the way it is."

Next, Jim and Joan Ferguson who also live on Dawn Ave. They also like intensification, but don't fix housing while creating parking issues. Lowes Rd floods, they say, and it should have been fixed b/c there's not enough drainage.

Correction: This development is 150 stacked townhouse units across six blocks, plus eight single detached units fronting onto Dawn Avenue. The project I referred to earlier was the Stevenson one.



Back to the Fergusons, the crux of their concern is the drainage as the water now essentially has no where to go.

Busuttil asks the Fergusons if they met with developer and/or staff. They were here at the last council meeting, and met with the developer who talked about the stormwater pond, but it hasn't been help. They were told there was a study being done.

Next, Emily Elliott who's the planner representing Reid's Heritage Homes on this project. Obviously, they support the recommendation to approve.

Elliott says that they've worked with staff on a storm management strategy to restrict any drainage through an infiltration plan. She says there's been an extensive process since this application was complete in April 2022 and they're now doing site plan.

O'Rourke says residents have every reason to be concerned about flooding, there's a current. Reassurances in plain language? Elliott says the stormwater management plan keeps all water on site and not discharged to other lands.

O'Rourke: Are sites in this area being looked at in the cumulative?

Elliott: The SWM strategy looked at current conditions, and the existing developments.

O'Rourke: Can the community make a case for 6 instead of 8 at Committee of Adjustment?

Elliott: Yes, that's a public process so concerns can be voiced there.

O'Rourke asks about mitigating impacts from lack of visitor parking. Elliott says there was a parking analysis done and there's great transit access to this area and there was a recommendation thru TDM strategy to unbundle parking.

Elliott adds that there is one small area where there's run off from the site that cannot be address through their measures, and that would go south to the natural heritage area.

Busuttil asks about communication with the residents. Elliott said that there was a public meeting in July and they had not heard anything directly from the residents since as they worked with staff.

Council moves the recommendation:

**Recommendation:**

1. That the application from MHBC Planning Limited on behalf of the owner, Reid's Heritage Homes, for a Zoning By-law Amendment to rezone the subject property from the current "Residential Single Detached" (R.1B) Zone in the City of Guelph 1995 Zoning By-law (1995)-14864, as amended, to a "Specialized Residential Townhouse" (R.3A-73) Zone with site-specific zoning regulations, and a "Residential Single Detached" (R.1D) Zone in the City of Guelph 1995 Zoning By-law (1995)-14864, as amended, and to further rezone the subject property from the current "Medium Density Residential 6 with a Parking Adjustment Suffix and Holding Symbol" (RM.6[PA][H12]) Zone and "Low Density Residential 1" (RL.1) Zone in the City of Guelph Comprehensive Zoning By-law (2023)-20790, as amended, to a "Site-Specific Medium Density Residential 6 with a Parking Adjustment Suffix" (RM.6-26[PA]) Zone with site-specific zoning regulations, and a "Low Density Residential 2" (RL.2) Zone in the City of Guelph Comprehensive Zoning By-law (2023)-20790, as amended, to permit a 150 unit stacked townhouse development and eight (8) single detached dwelling units on the lands municipally known as 1563-1579 Gordon Street; 42 & 48 Lowes Road West; and 164-182 Dawn Avenue and legally described as Part Lot 7 and Part Lot 8, Plan 74, Township of Puslinch and Lots 2, 3, 7, 8, and 9, Plan 467, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-45, dated February 13, 2024.
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 1563-1579 Gordon Street; 42 & 48 Lowes Road West; and 164-182 Dawn Avenue.

O'Rourke asks staff about intensification on Dawn, one street beyond intensification corridor. Walkey says the plan address those concerns and there are 3 units as of right now with the zoning bylaw.

O'Rourke asks about the mitigation plan for Lowes. City Engineer Gayman says that council has approved funding to bring the road up to best practice for SMW. Planning is complete, and going out for tender. Work could begin as soon as this year, more likely early next.

Chew says his concern is that Dawn has the capacity to infiltrate that Lowes doesn't so there may be risk of ponding issues in the future. Has some concerns about the area.

Downer asks about emergency access question raised by Quick. Staff says they looked at that early in the process and ruled it out due to traffic and the geometrics.

O'Rourke says this is not a NIMBY scenario because there's real flooding concerns. This is a short street that's seen 20 homes turned into 130 units. Residents have raised in a constructive way some key issues.

Chew also thanks the residents and reiterates that the City is trying their best to fix Lowes Ave and prevent ponding on Dawns. Trusts staff to keep their eye on it, but also challenges staff and the developer to look at that alt-emergency access.

Caron encourages the developer to implement more of the community energy policies in the development. Now is the time during construction to get those technologies into the project.

Guthrie says ditto, and the biggest issue for him was the flooding. Thanks the engineering team for making sure that this wasn't glossed over.

Recommendation is approved unanimously.



Next, the first of two heritage objections. First up, Notice of Objection to Intention to Designate 331 Clair Road East under Section 29, Part IV of the Ontario Heritage Act.

Jack Mallon, Heritage Planner, is presenting for staff. Mallon says that if council removes intention to designate, it will be take off the heritage list this coming Jan. It's important to preserve one of the few built heritage assets still in south Guelph.

Jaoudat Abou-Jaoude from Heritage Guelph is also here. He notes that the farmhouse meeting 4 out of 9 criteria for heritage designation and it aligns with the City's official plan and strategic plan. It should be protected, and w/o protection it could be demoed.

One delegate, Barbara Skinner. She is the great, great granddaughter of the man who built the house in the 19th century. Notes how James Hanlon was a pretty big piece of Guelph history, and she's been going through history records to get info. It's an important part of history.

Caron/Allt move the recommendation:

That the Notice of Objection to the intention to designate 331 Clair Road East dated December 21, 2023 from Jennifer Meader of Turkstra Mazza Associates on behalf of the owner be received.

That the desig. for 331 Clair Road East be approved.

Downer asks about owners appeal based on working well with staff on designation. Seems kind of odd (more of a comment).

Klassen is also confused, what happened? Aldunate says she can't get into objectors mind, but b4 Bill 23 changes would have been more runway prior...

...Staff has to react to a prescribed event, and here it was the planning application. She notes that they are using the tools available. Aldunate says she doesn't know the intention, but it allows for changes to notice and specific heritage assets.

O'Rourke asks about risk of not proceeding with designation. If they don't designate and the land changes hands, is that a risk? Aldunate says if they don't go now, they can't designate. Can only consider at a prescribed event.

Caron says she gave up on all the dreams to protect all aspects of the house in order to protect the main house. She also notes that when the land was annexed from Puslinch, the City pledged to protect the heritage that was there, and all but two houses are gone and this is one.

Allt says the absence of heritage markers behooves council to do this, and it's important to remember facilities like the Hanlon who were an important part of this community. You remember people with structures. Calls for unanimous vote.

Council votes unanimously to reject the objection.

Next, Notice of Objection to Intention to Designate 2187 Gordon Street under Section 29, Part IV of the Ontario Heritage Act, 2024-36. Stephen Robinson, Senior Heritage Planner, is presenting.

Robinson says staff wants council to continue with the designation and reminds that Kidd barn and the Blair farmhouse meeting six out of the nine criteria for designation. The barn

itself is still a landmark.

## Statement of Significance

### James Kidd Barn – Cultural Heritage Value

- Is an early and rare example of a stone slot bank barn built by 1842.
- Was constructed using local fieldstone with slots in the walls. This building is now the only one of its kind within the City of Guelph.
- displays a high degree of craftsmanship that is rarely preserved.
- Is linked with the Kidd family who occupied the property from the mid to late 19th century. James Kidd settled in the Township of Puslinch in 1830 and contributed to the agricultural community at the time.
- Is physically, visually and historically connected with the Marcolongo Farm, a protected cultural heritage landscape.
- Was built into the bank and retains its function in the specific location on the barn in the landscape.
- Is a landmark.

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## Statement of Significance

### Blair Farmhouse – Cultural Heritage Value

- An early and rare example of a material or construction method in its use of formed concrete for wall construction in a rural residential building.
- Connected to the Blair family, an early settler of the Puslinch area. The Blair family emigrated from Scotland in the 1870s and had farms on both sides of Gordon Street. The family was well known for their extensive orchards.
- Historically linked to its surroundings
- A landmark along Gordon Street - the James Kidd barn and Blair farmhouse support the agricultural landscape of the surrounding area. The property maintains and defines the surrounding use for agricultural use as it was over the past two centuries.



## Heritage Attributes

James Kidd Barn (stone slot bank barn)

- Three door openings on the south (lower) wall and the upper door in the south wall.
- Original form of the bank barn with an end gable roofline and single-storey north wall and 2-storey south wall.
- Location and orientation of the stone bank barn to maintain the building as being built across a slope.
- Exterior and interior of all extant stone walls of the slot bank barn.
- All original slot ventilation openings and window and door openings seen in exterior and interior of extant stone walls (west gable wall, east gable interior wall and the two-storey south wall).



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## Heritage Attributes

James Kidd Barn (heavy timber bank barn addition)

- Original form of the heavy timber bank barn addition with its gable roofline and single-storey north wall and 2-storey south wall.
- Location and orientation of the heavy timber bank barn addition to maintain the building as being built into the slope.
- Vertically oriented exterior wood board cladding
- Extant cutouts in vertical boards of the upper north and south gable walls that create the shape of a Florian cross.
- Original heavy timber framing members – including pole rafters, and hand-hewn posts and beams and original joinery.
- Tape pointed stone wall exterior of lower level.
- Imbrication pattern created by pressed metal sheets cladding the roof.



Allt asks about the increasing rarities of these barns. Robinson says that's right, this is a vanishing type of barn and the only stone slot barn left in Guelph. Stone barns are rare in Wellington County, and the only other one in the area is in Blair.

Caron asks for confirmation that it was known to the purchaser that the City want to protect the barns and farmhouse. Robinson says it's been on the list since 2009.

Caron asks for confirmation that there's been no block plan for this land yet. Aldunate notes that the Clair-Maltby 2ndary plan pegs this area as high density residential, but it also asks to preserve the heritage attributes too.

Busuttill asks if the designation process elevates demands of preservation, and the consequences for not maintaining. Robinson says the only controls are through demolition and alterations. Property standards is aware of protected attributes.

David Cameletti from Heritage Guelph is also presentation. He says the committee had a passionate discussion, and their role is to determine if it meets the criteria. He calls this

application a "home run." Also notes rarity of stone barns.

Cameletti also notes this letter from a member of the Ontario Barn Preservation group, which describes the rarity of stone barns. <https://pub-guelph.escribemeetings.com/filestream.ashx?DocumentId=44669>.

Allt/O'Rourke move recommendation:


That the Notice of Objection to the intention to designate 2187 Gordon Street dated November 24, 2023 from Turkstra Mazza Associates on behalf of owner be received.  
That the designation by-law for 2187 Gordon Street be approved.

O'Rourke notes that Guelph is an important ag city with the OAC and 7,000 ag jobs here. It's an important part of the City's gateway and hopes to not see this is a burden but an asset. There could be something stunning done with placemaking.

Motion to approve (affirm?) the heritage designation passes unanimously.

Bylaws of the week (as amended) approved.

**By-laws**



1. That by-laws (2024)-20889, (2024)-20893 through (2024)-20896, (2024) - 20901, (2024) - 20907, (2024)-20912, (2024) - 20917 and (2024) - 20918 be approved subject to Section 284.11 (4) of the Municipal Act.

Guthrie says he will see everyone here tomorrow morning at 10 am for the special meeting, and I will too.



@threadreaderapp unroll please!

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