



Adam A. Donaldson @adamadonaldson

Jun 11, 2024 · 40 tweets · [adamadonaldson/status/1800646513569251564](https://twitter.com/adamadonaldson/status/1800646513569251564)

This month's planning meeting begins at 6 pm. This is what's coming up on the agenda tonight:



City Council Preview – What's on the Agenda for the June 11 Meeting?

This planning meeting of Guelph City Council will focus for the most part on heritage matters. For the last several months, Heritage Guelph has been banking new designations for council to finally ...

<https://guelphpolitico.ca/2024/05/31/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? Nope.

Consent agenda:

2.1 408 Willow Road - Notice of Intention to Designate, 2024-279 

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 408 Willow Road pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

2.2 100 Queen Street - Notice of Intention to Designate - 2024-243 

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 100 Queen Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

2.3 211 Silvercreek Parkway South - Notice of Intention to Designate - 2024-246 

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 211 Silvercreek Parkway South pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

2.4 167 Suffolk Street West - Notice of Intention to Designate, 2024-278 

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 167 Suffolk Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation by-law be brought before Council for approval if no objections are received within the thirty (30) day objection period.

2.5 14 Neeve Street - Notice of Intention to Designate - 2024-242 

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 14 Neeve Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

2.6 Request for an Extension to Draft Plan Approval 55 and 75 Cityview Dr. N File 23T-12501, 2024-270



Recommendation:

1. That in accordance with Section 51(33) of the Planning Act, the application by GSP Group on behalf of Debrob Investments Limited/Fusion Homes for an extension to Draft Plan Approved Subdivision 23T-12501, municipally known as 55 and 75 Cityview Drive North be approved with a three (3) year lapsing date to July 12, 2027, subject to the draft plan conditions approved by City Council on June 13, 2016, and subject to changes made to the original draft plan conditions approved by City Council on June 10, 2019 to allow transition to the City's assumption model, contained in Attachment-4 of Infrastructure, Development and Environment Report dated June 11, 2024.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions originally approved by City Council on June 13, 2016 and June 10, 2019 to update standard wording and new service area names and staff titles, and update By-law numbers.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

2.7 Letter to Premier Ford on Municipal Register Deadline - 2024-249



Recommendation:

1. That the Mayor sign and send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, on behalf of City Council requesting that Subsection 27(16) of the Ontario Heritage Act be amended to extend deadline for the removal of non-designated properties from the Municipal Register of Cultural Heritage Properties for five years from January 1, 2025 to January 1, 2030.

Billings/Goller move receipt of the consent agenda and it's approved.

That leaves the Public Meeting Report 601 Scottsdale Dr. Proposed Official Plan and Zoning By-law Amendments OZS24-007 Ward 5 - 2024-265

Lindsay Sulatycki, Senior Development Planner, will present.

This property, which is presently vacant, may soon be home to 489 residential suites in two, 7-story towers. The intention here is to create some more housing geared specifically to university and college students.

It's a good location because the Alma, the old Holiday Inn building that was converted into student housing, is already there next door to this site.

No final decision will be made about this development during the meeting, this is the public hearing of the application and council will only be voting to receive the report for information.

Proposed concept design from the staff presentation:

Proposed Conceptual Site Plan



The Official Plan amendment asks for a maximum net density of 300 units per hectare. This is currently zoned specialised commercial zone in the '95 bylaw, and since the 2023 update is currently under review at the OLT, the developer applied to amend both '95 and '23 versions.

As such, there are two different lists of proposed zoning bylaw specialised regulations:

Proposed Zoning (1995 ZBL) continued

Specialized regulations are requested to facilitate the proposal, specifically:

- To permit a maximum net density of 300 units per hectare to align with the proposed Official Plan Amendment;
- To permit a minimum interior side yard setback of 13.8 metres, whereas Table 6.4.2, Row 5 requires a setback of one half the building height, determined to be 14.5 metres; and,
- To permit a parking rate of 0.28 spaces per unit inclusive of visitor parking, whereas the SC.1-40 Zone requires 1 parking space per unit plus 0.1 visitor spaces per unit (being 670 parking spaces required in total for Phase 1 (164 units) and Phase 2 (489 units) of the development).

Proposed Zoning (2023 ZBL) continued

Specialized regulations are requested to facilitate the proposal, specifically:

- To remove the H12 Holding Provision from the subject property, whereas Section 17.1.12 requires municipal servicing to be adequate and available prior to development of the lands;
- To permit a maximum density of 300 units per hectare, whereas Table 7.6, Row B permits a maximum density of 150 units per hectare;
- To permit an angular plane of 58 degrees for a small portion of the lands abutting the institutional use along the northerly lot line, whereas Table 7.9, Row B requires an angular plane of 45 degrees from any interior side yard when adjacent to an Institutional Zone;
- To permit a buffer strip of 1.4 metres along the north property line, whereas Table 7.7, Row D requires a buffer strip of 3.0 metres;
- To permit a common amenity space of 6.8 square metres per unit, whereas the MUC-2 Zone requires a minimum common amenity area of 1,300 square metres for the property;

Proposed Zoning (2023 ZBL) continued

- To permit a parking rate of 0.28 spaces per unit inclusive of visitor parking, whereas Table 5.3, Row 2 requires 1.5 spaces for the first 20 dwelling units and 1.25 spaces per dwelling unit in excess of 20 for an apartment building (being 822 parking spaces required).
- To allow for an electric vehicle parking provision of 5 spaces, whereas Section 5.9 (a) requires 20% of the total required parking spaces for multi-unit buildings with 3 or more dwelling units to be provided as electric vehicle parking spaces;
- To allow for a designed electric vehicle parking space provision of 20 spaces, whereas Section 5.9 (b) requires a minimum of 80% of the total required parking spaces to be provided as designed electric vehicle parking spaces; and,
- To allow for a bicycle parking rate of 0.57 spaces per unit, whereas Table 5.7, Row 1 requires a bicycle parking rate of 0.1 short term spaces per dwelling unit, 2 spaces minimum, and 1 long term space per dwelling unit, 2 spaces minimum.

12

There's one delegate tonight, and it's Trevor Hawkins for Forum Asset Management, who are the developer on this project.

Behold! Alma 2: Electric Boogaloo!!

601 Scottsdale Drive

Public Meeting



Hawkins highlights the amenities in the area, its walkability and the easy access to transit. There are 164 units in the old Holiday Inn, aka: Alma 1, it's fully occupied as of September '23. He calls it a "unique concept."

Existing Development (Phase 1)

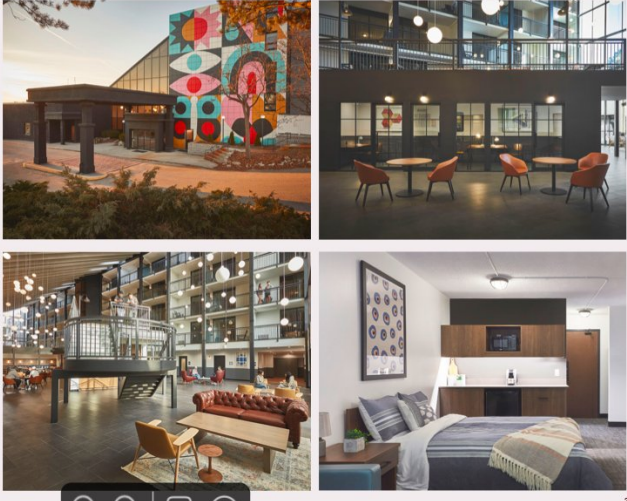
ALMA Guelph Phase 1

The Project

- Conversion of the former Holiday Inn hotel
- 164 units/suites (177 bedrooms)
- Fully occupied in September 2023
- Amenity rich building including a gym, games room, commercial grade kitchen, barbecue area, large atrium, study spaces, and bike storage

Planning Approvals

- Zoning approved May 2022
- Site Plan approved October 2022



There will mostly studio suites but also two bedroom suites. Parking would be hidden underneath the building owing to the way the property slopes, and yes, that's car and bike parking.

ALMA Guelph Phase 2

Proposed

- Two seven (7) storey buildings
- 489 units/suites (587 bedrooms)
- Large indoor amenity area connecting the two buildings
- Extensive outdoor amenity programming
- Indoor and outdoor amenities available to residents at both Phase 1 and 2
- Structure and surface car parking
- Secure indoor bicycle parking



ALMA Guelph Phase 1 and 2



Changes:

- To increase density from 250 units / hectare

ZBA 1995 By-law

Increase density to 300 units per hectare

Reduce interior side yard setback

Reduce parking

2023 ZBA

Remove holding provision

Increase density to 300 units per hectare

Increase the angular plane near church

Reduce landscaped buffer strip

Site specific electric vehicle parking regulations

Site-specific bicycle parking requirement

Hawkins says that they have experience catering to this market and "a fair bit" of data to back up their assumptions. Architectural Plan, Arborist report, traffic impact and parking study, market justification all submitted.

Questions? Gibson asks about phase two EA. Hawkins says that's pro forma when going from commercial use to more sensitive land uses.

Caton asks about wheelchair accessibility. Hawkins says the building will be barrier free. But the units? Architect says 15% of the units will have barrier free accessibility.

O'Rourke asks about decrease in EV parking. Notes that by 2035 you won't be able to buy gas vehicle, so is there a conversion plan? Hawkins says he's an EV driver himself, and there are a number of surface spaces that can be converted.

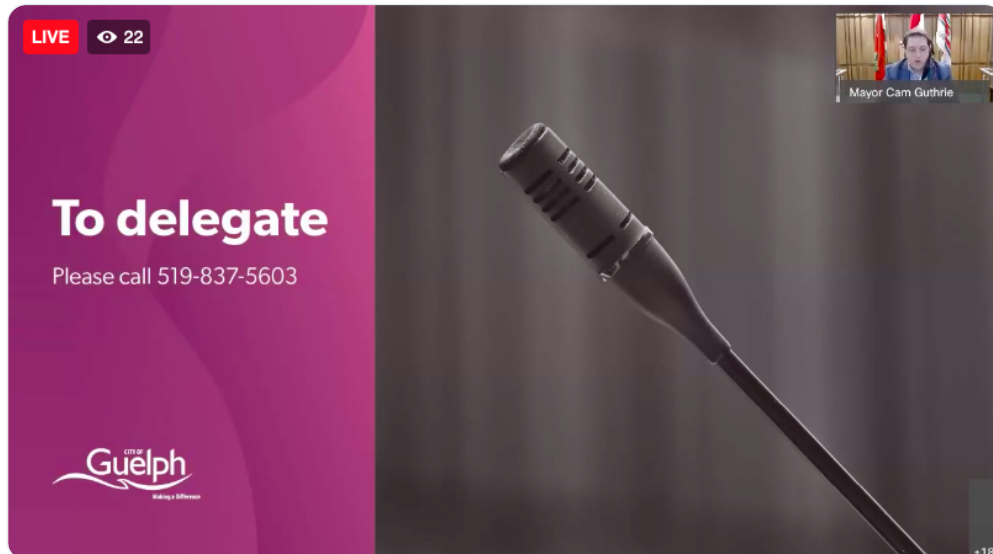
O'Rourke asks about bike parking rate in phase 1. Hawkins says 30 spaces inside building, a number of covered spaces outside. Rate in second phase will be higher through "substantially."

O'Rourke asks about 0.57 bike spaces per unit number, is that enough given that this is being sold for its car-less connections. Hawkins says it was influenced by phase 1, which might have been driven by supply. They can re-examine.

O'Rourke confirms that these are not strictly university units outside of the land lease. Hawkins confirms, though there is an agreement that they're geared to U of G students.

When can they start? Hawkins says that they're eager to begin construction.

Since this is a planning meeting, we're opening the phone lines for people that want to make a last minute delegation.



It looks like we don't have any further delegations on this item, so we know turn to council for questions of staff and a motion to receive.

Busuttill/Richardson move receipt.

Busuttill asks why it says in the motion "geared to students". Understands it's a contractual obligation between landowner and developer but why here? Sulatycki says that came from

the developer, and came from when the zoning was changed at the original building.

Recommendation:
1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by MHBC Planning Limited, on behalf of Forum Asset Management, to permit the development of two, 7-storey residential buildings containing 489 residential suites geared to students on the vacant portion of the property municipally known as 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph, from Infrastructure, Development and Environment dated June 11, 2024 be received.


Busuttill asks if "Residential Suites" is a congregate setting designation. Sulatycki notes that the development has an obligation to have the units for students.

O'Rourke asks if they're restrained to renting to U of G students? No Conestoga students? Other institutions? Sulatycki says that they can provide more info and clarity, but believes that this is tied to the lease of the land.

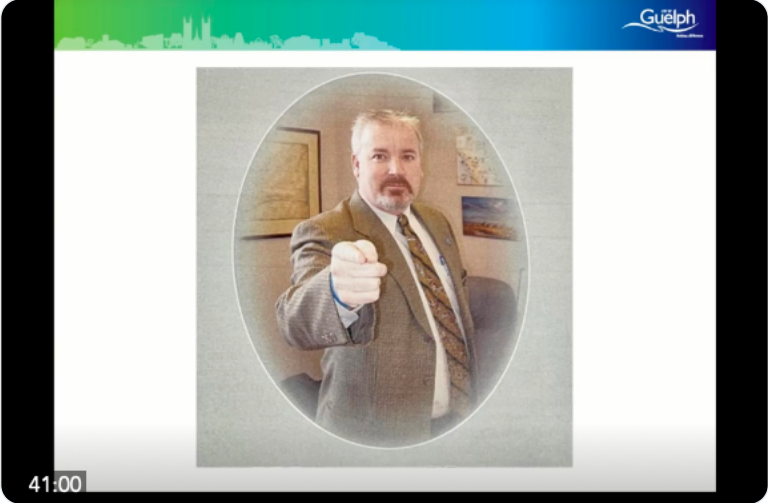
O'Rourke says its important to get that clarity b/c another private developer was seeking some wording along those lines. It's critically important to appreciate that this is a private company, building stu. housing (which we desperately need), and coming w/ certain expectations.

Motion to receive approved unanimously.

Bylaws of the week approved.

- *4.1 By-law Number (2024) - 20951** 
A by-law to amend by-law (2019)-20425 to appoint Jayne Holmes as the Acting Chief Administrative Officer, effective as of June 22, 2024.
- *4.2 By-Law Number (2024) - 20953** 
A by-law to confirm the proceedings of a meeting of Guelph City Council held June 11, 2024.

Mayor's announcement: Guthrie acknowledges the retirement of CAO Scott Stewart and his years working in the municipal sector in various capacities. As CAO, Guthrie highlights Stewart's record including 2 Strat plans, decrease of GHG, AAA credit rating, TMP, and many more.



Guthrie says he will miss Stewart's honesty and professionalism and thanks him for all the contributions to Guelph over the years. Council and staff giving him a standing O.

Stewart thanks Guthrie for the thoughts. He says he's filled with emotions after a varied career, and thanks everyone for their camaraderie. He's reminded of all the challenges and achievements and he's proud to have been a part of it. He's leaving with a heart full of gratitude.

This meeting is adjourned!



@threadreaderapp unroll please!

...