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Jul 9, 2024 · 74 tweets · [adamadonaldson/status/1810793042976129430](https://twitter.com/adamadonaldson/status/1810793042976129430)

Coming up at 6 pm, it's this month's planning meeting of city council. This is what's on the agenda:



**City Council Preview – What's on the Agenda for the July 9, 2024 Meeti...**

It's time for the July planning meeting, and this month, like last month, there are a number of heritage projects and designations for council's consideration. Aside from heritage, ther...

<https://guelphpolitico.ca/2024/06/28/city-council-preview-whats-on-the-agenda-for-the-j...>

Mayor Guthrie has called the meeting to order.

There was no closed meeting tonight.

No Disclosure of Pecuniary Interest and General Nature Thereof either.

Consent agenda:

**2.1 [12 Eramosa Road - Notice of Intention to Designate - 2024-315](#)**

**Recommendation:**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 12 Eramosa 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 [220 Gordon Street - Notice of Intention to Designate - 2024-312](#)**

**Recommendation:**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 220 Gordon 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 28 Norfolk Street (St Agnes School) - Notice of Intention to Designate - 2024-297

#### Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate Saint Agnes School at 28 Norfolk 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.

### 2.4 331 Clair Road East - Heritage Permit Application - 2024-298

#### Recommendation:

1. That the heritage permit for the relocation of the Hanlon Farmhouse at 331 Clair Road East be approved.

Downer/Caron move the recommendations and they are approved.

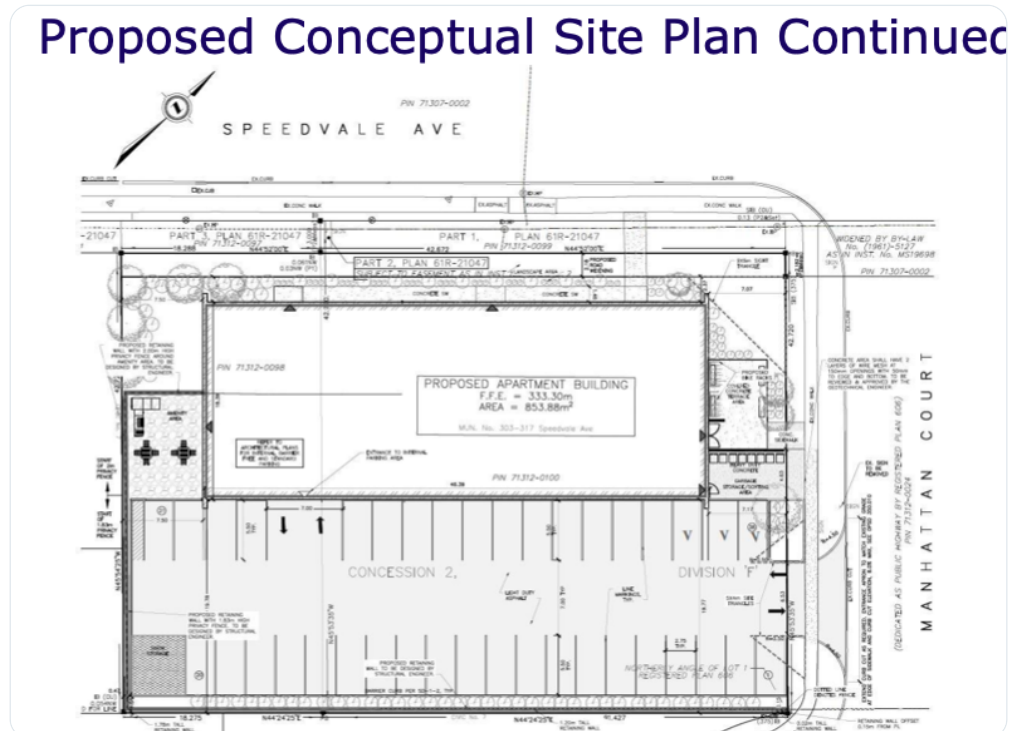
First item, 303-317 Speedvale Avenue East Proposed Official Plan and Zoning Bylaw Amendments File OZS24-010 Ward 2-2024-288. Ryan Mallory from the planning staff will present.

This project proposes a six-storey residential apartment building with a total of 48 units in the east end, a new effort by Habitat for Humanity Guelph Wellington.

Presently, there are two different properties that are home to a single-detached dwelling and a commercial building, which will obviously be replaced by the new residential development.

This is the statutory planning meeting for this project, no final decision will be made at this meeting, and council will only vote to receive the application.

Concept:



List of requested changes:

## Proposed Zoning (2023 ZBL) cont.

Specialized regulations are requested by the applicant to facilitate the proposal, specifically:

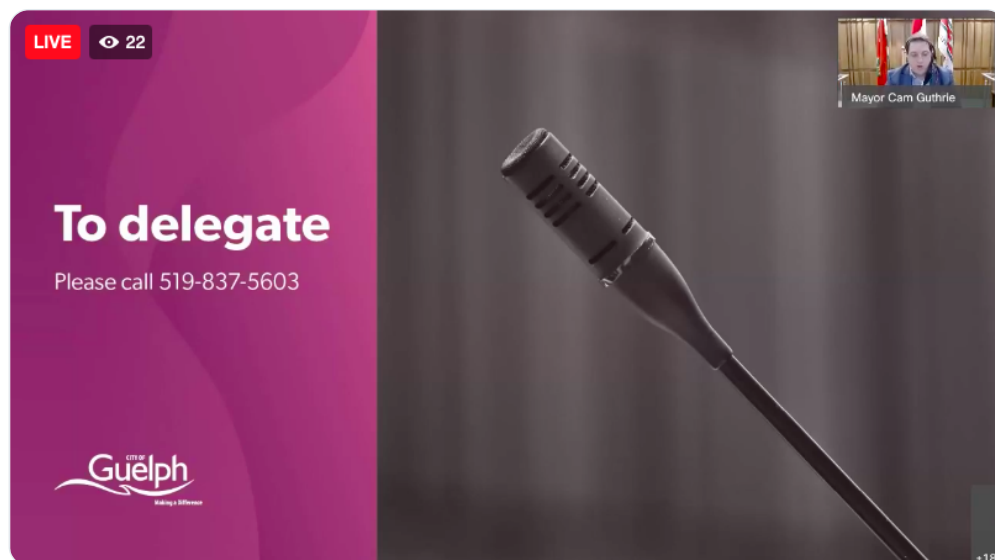
- Increase the maximum density to 200 units per hectare.
- Reduce the minimum front yard to 2.3 metres.
- Reduce the minimum landscaped open space to 29.2%.
- Reduce the minimum buffer strip to 0.4 metres (interior yard), 1.5 metres (rear yard), and 0.0 metres (exterior yard).
- Limit the maximum building height to 6 storeys.
- Allow an angular plane of 50 degrees from the centreline of the right of way.
- Allow a maximum angular plane (internal side yard) of 68 degrees.
- Reduce the minimum off-street parking count to 48 spaces.
- Reduce the minimum visitor parking count to 3 spaces.
- Reduce the minimum barrier free parking count to 2 spaces.
- Reduce the minimum electric vehicle parking count to 6 spaces.
- Reduce the minimum designed electric vehicle parking count to 42 spaces.
- Allow parking within the driveway sight line.
- Reduce the parking setback from a lot line to be 0.0 metres.

One scheduled delegation for this. Sarah Reynolds submitted a number of comments () and wonders why this proposal can be heard with a request for so many adjustments. <https://pub-guelph.escrimemeetings.com/filestream.ashx?DocumentId=49955>

She says this project will reduce site lines from the parking lot, and there's an issue with flooding Metcalfe St (which the City has known about for some time). She says residents can't get insurance for wastewater damage anymore, and last flood was June 19.

Basically, she says that the building is too big for the proposed site.

Anyone else want a piece of this action?



So nobody has called in, but there are a pair of people here in the chambers that want to talk. One is Ryan Deska, Director of Community Engagement and Development, plus the planner from SPM.

He says this building represents an opportunity for housing solutions in terms of a "meaningful" impact on affordability. He says they spoken to the head of Poverty

Elimination and they're assisting with this project. He also notes that they've gotten good comments.

The planner says that we're running out of big space and greenfields so residents have to start embracing infill. There are three schools in 400m of this site plus access to amenities and transit.

Busuttill asks about the type of units. It will be a mix of 1,2, and 3 bedroom units, but the most will be 3 bedroom. They say that's what is needed from the feedback they heard.

O'Rourke asks if this is the project with the solar array. Deska says yes, they have teamed with Rotary for it and are in the process of fundraising right now.

On the flooding, the planner says that they are taking steps to improve flow on the property, and that's one of the reasons why changes to the retaining wall are in the plan. Not sure about the accessory building there, but if its storage that should impact their plans.

Caton asks if these are rental units or sales? Deska says that they're looking at a mix, and are looking to partner with other organisations to partner with to help manage that. It will be built to universal design standards so that any one unit can be converted to accessible.

Price? That will be determined at title transfer, but the rent will be close to market in order to leverage CMHC funding, but they are trying to pursue other opportunities to bring the price down.

Guthrie asks about the definitions for affordable, is Habitat not trying to reach those so that they get DC and discounts? Deska says average of \$350k for purchase of 3-bdrm is the goal, if not less than that.

Motion to move receipt of the application put on the floor.

Goller asks if staff will look at flooding on Metcalfe. Staff says that part of this application is a report on the impact on City's infrastructure.

Any concerns about impact of density? Engineering staff are looking at it, there was a pre-submission.

When will this come back to council?  
September.

Gibson says that this is a good opportunity and he's looking forward to the final decision though he does note the difficulty of keeping this project in character with the area.

Council votes in favour of receipt.

Next, and last, Decision Report 1166-1204 Gordon St. Proposed OP and Zoning By-law Amendments OZS22-007 Ward 5 - 2024-296.

It was about this time last year that council received this proposal for 2 six-storey apartment buildings with a total of 134 units and 22 three-storey on-street townhouse units at this property between Gordon and Landsdown.

Between then and now the developer has shaved off a dozen apartments and two town houses from the project. Staff are recommending that council approved this amended

version of the development.

There's no presentation, so we go straight to the seven delegates. We start with Mehdi Sargolzaei who notes traffic issues in the area right now and would like a traffic study for Landsdown Drive and that the buildings should have to access thru that street.

Next, Neil Parker. He says he's pro-development, but his great concern is traffic flow, and that there hasn't been a proper traffic study about the impacts given that Landsdown is 64 homes long and two-lanes wide

Sarah Burns is next, and she's part of the White Cedars Estate community (like our last 2 delegates). She says the traffic flow in the neighbourhood already creates challenges. Also, no lights at that corner, so she's concerned about jaywalking at the bus stops on that corner.

O'Rourke notes that there will be a turning lane sometime after 2026, so will that help? Burns says maybe.

Next, Theresa M De Nardis. She says that Valley Road is so steep the asphalt slipped when it was being laid, so there's not much room to stop. She never takes it as an alternative to get on Gordon. Advises her teen daughter to just turn right on Gordon b/c left is so hard.

She says a light would have a huge impact on Landsdown, and then there's issues of speeding due to the lack of lights between Edinburgh and Kortright on Gordon. Also notes the on-street (over) parking on Landsdown.

It seems that's a wrap for delegations. Tech issues with one of the other delegates.

Recommendations moved:

**Recommendation:**

1. That the application from MHBC Planning Ltd. on behalf of the owner, GSD Development and Management Inc., for an Official Plan Amendment to add a site-specific policy to the "Medium Density Residential" land use designation to permit the development of two, 6-storey apartment buildings with a total of 122 units and 20, 3-storey on-street townhouse dwelling units on the lands municipally known as 1166-1204 Gordon Street and legally described as Part of Lot 5, Concession 8, (Geographic Township of Puslinch) City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-296, dated July 9, 2024.
2. That the application from MHBC Planning Ltd. on behalf of the owner, GSD Development and Management Inc., for a Zoning By-law Amendment to change the zoning on the subject lands from the current "Medium Density Residential 5 with a Parking Adjustment Suffix and Holding Provisions" (RM.5(PA)(H12)) Zone, in the Comprehensive Zoning By-law (2023)-20790, as amended, to a "Site-specific Medium Density Residential 5 with a Parking Adjustment Suffix" (RM.5-xx(PA)) Zone and to a "Site-specific Medium Density Residential 6 with a Parking Adjustment Suffix" (RM.6-xx(PA)) Zone to permit the development of two, 6-storey apartment buildings with a total of 122 units and 20, 3-storey on-street townhouse dwelling units on the lands municipally known as 1166-1204 Gordon Street and legally described as Part of Lot 5, Concession 8, (Geographic Township of Puslinch) City of Guelph, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2024-296, dated July 9, 2024.
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 proposed Zoning By-law Amendment affecting lands municipally known as 1166-1204 Gordon Street.

Downer asks about impact on well water. Staff says that the developer has presented a number of plans, and staff is satisfied with those engineering reports, but there's nothing specific about neighbouring properties impacted.

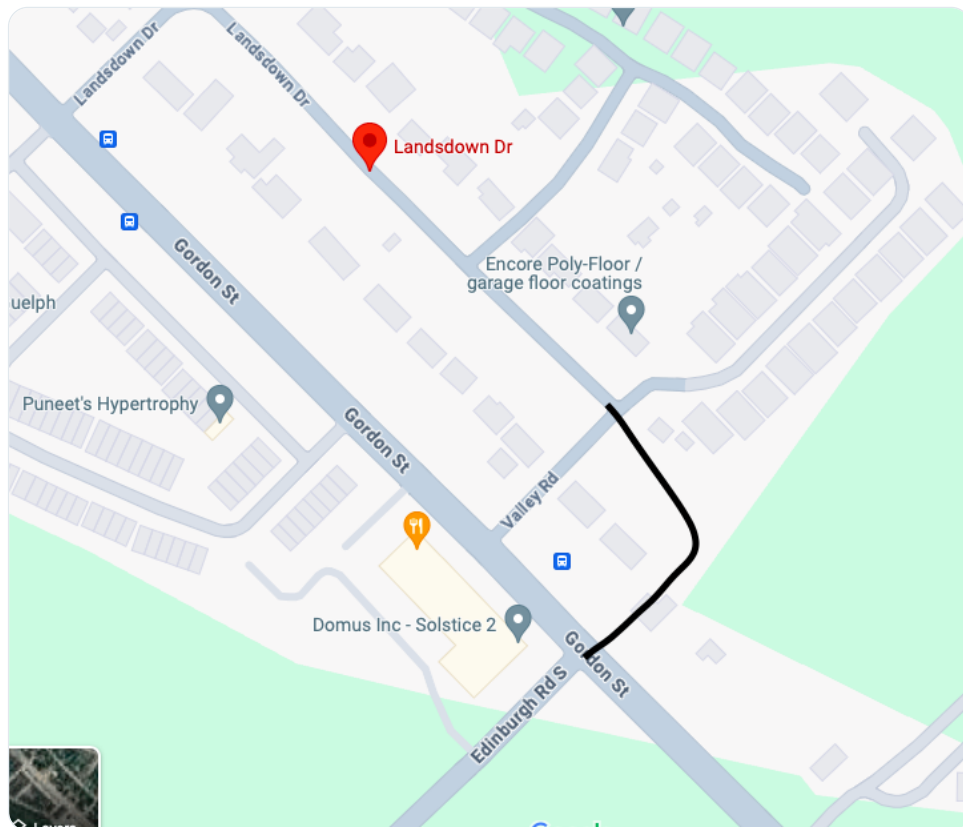
Downer: What about traffic impact?

Staff: There are the improvements recommended by Gordon EA. This is med-density, Gordon is intensification corridor, and there's a future extension of Landsdown coming.

Chew says he's frustrated by the situation but doesn't blame the developers. Is there a way that council can consider an evaluation on Landsdown for the fall? GM of Planning Walkey says the plan is that Landsdown will connect to Edinburgh and put lights there.

Walkey also says adjacent wells were capture in a report and there's no impact.

Like this, I guess (?):



O'Rourke says the traffic study says no impact on Gordon, but wonders if they looked at impact on Landsdown? Staff says they reviewed it, and the capacity is considered to be sufficient for a local road even with increase.

O'Rourke: If no full signalised intersection at Edinburgh, is there a plan B?

Staff: There's still capacity on the local road, so if OLT decision fails, there's a process to follow for making that decision of lights elsewhere.

Is there co-ordination for these two major projects? Staff says both sites are designate med-density, so they're looking at traffic for each separately and then looked at comprehensively as each new study is complete.

O'Rourke asks about water pressure. Gayman says that's a reference specific to this development.

O'Rourke asks if the planned frontage is sufficient for future cycle track and sidewalk improvements? Staff says yes.

O'Rourke asks if this condo or purpose-built rental?

Staff says it has not been determined yet.

O'Rourke: Timing?

Staff: Not given one, some additional planning stuff needs done.

Busuttil asks about access to the front buildings, access through Gordon? Staff says they looked at that, and access through Gordon wasn't supported since they want to reduce access to individual developments on Gordon.

Caron asks about massing. Staff says that they think is an improvement from what was initially brought to council, they're under 75m length and have pedestrian access at various points. In compliance with 2023 ZBL.

They're still subject to site plan approved as well.

Caron asks if there's any leverage at site plan to get any real sustainable standards. Walkey says that they have scoped green developer standards, but developers do not have to follow them, it's completely optional. Can only do what the planning act abides.

Billings asks if council can do anything to move the Landsdown extension faster? Staff says they don't have a timeline, it all depends on the resolution through OLT and the hearing won't be heard till March. 🙄

Billings asks if the City can look at that after March, or if it's all developer? Staff says that they can discuss how they can make that happen faster after the OLT.

O'Rourke said when this came forward originally, she had concerns. It was a lot. But the revised plan is better now that they've taken some units off, more amenity space and compliant parking. She tells community that they will be watching ie: traffic.

Chew agrees, this has become much more functional. He empathises with residents in the area, there are dangers in the area with people jaywalking all the time. Need staff to start looking at this more holistically.

Caton says there's an obligation to make sure that concerns are being addressed, including need for new crosswalk and one sidewalk on Landsdown.

Downer asks if process looks at jaywalking incidents. Gayman says first, he wants everyone to cross at crosswalks, but traffic plus number of crossing at crosswalk initiates a review.

Downer: Can we just request one?

Gayman: A request can be made anytime, and they're presently looking at updating the policy in 2025. There's a queue, so things get crossed off as time, budget allows.

Guthrie says that he believes that council has demanded a crosswalk review in the past, and he believes it was in the case of Costco and doing a traffic study a year after it opened.

Downer asks if she can make a motion to have the pedestrian master plan look at this, or look at it now (tonight). Gayman says he's cool with that, but wants to look at capital forecast before saying for sure.

Gayman says the timing is unclear in regards to pedestrian master plan, so would prefer a direction from council.



Guthrie says the tone from delegations tonight and others he's spoken to is not that they're against the development, but they have some concerns about traffic. Thanks delegates for raising the issue the way they did.

Guthrie says that this would be a major failure if council voted against this and it goes to the OLT, which it will, because it checks all the boxes.

Motions pass unanimously.

Motion from Downer/O'Rourke:

**Additional Motion**  
Councillor Downer



1. That staff study the warrants for a pedestrian crosswalk on Gordon St in the vicinity of Landsdown Rd by the end of Q4 2024.

Gayman adds that if staff decide that if work is warranted, there may be some issues about budget availability. Downer adds that she wants the work to begin in September when the students are back, which Gayman confirms.

O'Rourke notes the mid-block collisions between Kortright and Clair, but there's also the people jaywalking at Hands to get to Rickson Public School. So there are a lot of considerations on Gordon this needs to figure out.

That additional motion is approved.

Bylaws of the week approved.

**5. By-laws**

Resolution to adopt the By-laws.

**Recommendation:**

1. That by-laws (2024) - 20958 to (2024) - 20960 be approved, subject to Section 284.11 (4) of the Municipal Act.

**\*5.1 By-law Number (2024) - 20958**



A by-law to amend the Official Plan for the City of Guelph as it affects lands municipally known as 1166-1204 Gordon Street and legally described as Part of Lot 5, Concession 8, (Geographic Township of Puslinch), City of Guelph, (OZS22-007).

**\*5.2 By-law Number (2024) - 20959**



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 1166-1204 Gordon Street and legally described as Part of Lot 5, Concession 8, (Geographic Township of Puslinch), City of Guelph, (File# OZS22-007).

**\*5.3 By-Law Number (2024) - 20960**



A by-law to confirm the proceedings of a meeting of Guelph City Council held July 9, 2024.



No announcements. so that's meeting adjourned!



@threadreaderapp unroll please!

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