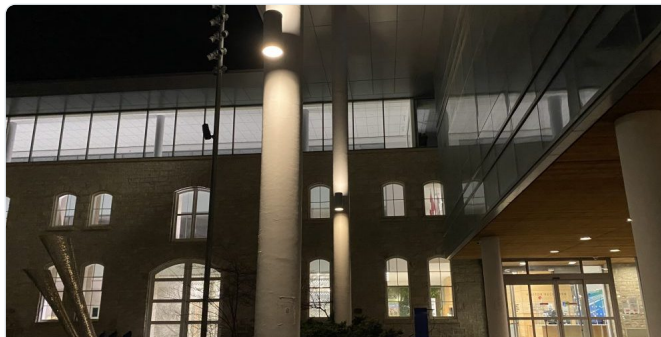




**Adam A. Donaldson** @adamadonaldson

Sep 10, 2024 · 93 tweets · [adamadonaldson/status/1833623623958933714](https://twitter.com/adamadonaldson/status/1833623623958933714)

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



**City Council Preview – What's on the Agenda for the September 10, 20...**

The first planning meeting of the fall will have something for everyone, a new project that's bound to be controversial, a decision on a project that was sort of controversial a few months ag...

<https://guelphpolitico.ca/2024/08/30/city-council-preview-whats-on-the-agenda-for-the-...>

Chair Downer has called the meeting to order.

Regrets from Mayor Guthrie (maybe?) and Cllr O'Rourke.

Disclosure of Pecuniary Interest and General Nature Thereof? Nope.

One consent agenda approved.

**2.1 106 Carden Street: Notice of Intention to Designate, 2024-346**



**Recommendation:**

1. That the City Clerk be authorized to publish and serve notice of intention to designate 106 Carden 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.

On Decision Report 303-317 Speedvale Avenue East Official Plan and Zoning Bylaw Amendments File OZS24-010, Caton asks about waving the DCs and CBCs as a non-profit.

GM of Planning Krista Walkey says that it's a non-profit that's building the project so they get those fees waved whether all the the units are affordable or not b/c of legislation. The recommendation is approved:

**2.2 Decision Report 303-317 Speedvale Avenue East Official Plan and Zoning Bylaw Amendments File OZS24-010, 2024-368**



**Correspondence:**

\*Donesh Bajaj

\*Michael Bennett

**Recommendation:**

1. That the application from Strik Baldinelli Moniz Ltd. on behalf of the owner, Habitat for Humanity Guelph Wellington, for an Official Plan Amendment to amend the existing Low Density Residential land use designation to a High Density Residential land use designation and add a site specific policy allowing a maximum net density of up to 200 units per hectare and requiring that a minimum of 50 per cent of the residential units shall be affordable as defined in the Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin, as issued by the Minister of Municipal Affairs and Housing, to permit the development of a six-storey 48 unit apartment with 24 affordable units, on the lands municipally known as 303-317 Speedvale Avenue East and legally described as Pt Lot 15, Concession 2, Div F, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-368, dated September 10, 2024.
2. That the application from Strik Baldinelli Moniz Ltd. on behalf of the owner, Habitat for Humanity Guelph Wellington, for a Zoning By-law Amendment to rezone the subject lands from the current Low Density Residential 1 (RL.1) Zone and Site-specific Convenience Commercial (CC-5) Zone, to a "Site-specific High Density Residential 7" (RH.7-21) Zone with site specific regulations in the 2023 Comprehensive Zoning By-law (2023)-20790, as amended, to permit the development of a six-storey 48 unit apartment with 24 units that are rented or sold below the provincial thresholds for that year to be considered affordable, on the lands municipally known as 303-317 Speedvale Avenue East and legally described as Pt Lot 15, Concession 2, Div F, City of Guelph, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2024-368, dated September 10, 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 Official Plan Amendment and Zoning By-law Amendment 303-317 Speedvale Avenue East.

Next, Public Meeting Report 26-40 Carden St and 27-39 Macdonell St Proposed OPA and ZBA File OZS24-012.

Lindsay Sulatycki, Senior Development Planner, will present.

Location: Smack in the middle of Carden and Macdonell across from City Hall...



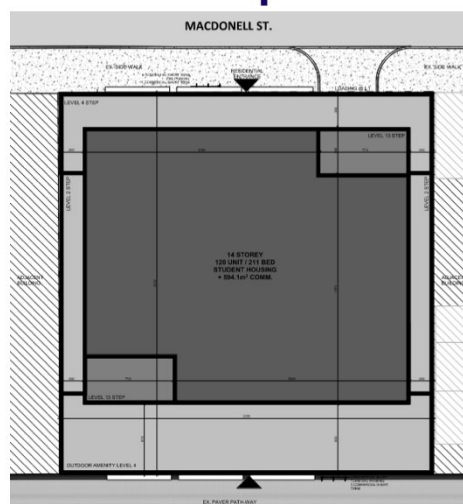
The current two-storey commercial building might soon be replaced by one, 14-storey building with 120 residential units and 595 square metres of ground floor commercial space.

120 residential units are proposed, which will include a mix of three-bedroom suites (27), two-bedroom suites (18), one-bedroom plus den suites (19), one-bedroom suites (54), and studio apartments (2).

Also ZERO parking!

Interesting, this diagram specifically says student housing...

## Proposed Conceptual Site Plan



Specialized regulations are requested to facilitate the proposal, specifically:

- ☐ To permit a maximum building height of 14 storeys, whereas Section 9.3 (c) and Schedule

B-4 Downtown Height Overlay require the building height to be 3 to 6 storeys;

(cont'd)

□ To permit a minimum interior side yard of 2 metres for the building above the fourth floor, whereas Section 9.3 (b) (ii) requires the minimum tower setback of 6 metres from the side lot lines; and,

(cont'd)

□ To permit a minimum stepback of 3 metres for the building above the fourth floor from the Macdonell frontage, whereas Section 18.14.1 (b) requires a stepback of 6 metres for all portions of the building above the fourth storey.

No parking exemption is required thanks to provincial Bill 185, which received Royal Assent on June 6, no longer requires off-street parking if the subject lands are located within a major transit station area.

This is the statutory planning meeting for this project, which means that council will only vote to receive the application, a formal decision about whether to allow the project to proceed or not will happen at a later meeting.

David Galbraith from UP Consulting is the first delegate.



Galbraith says that he's aware of the height density study currently ongoing. As you may recall the ONgov, re-wrote the OP to allow for 23 storeys downtown, but they they undid that last year.

Galbraith says there will be indoor bike parking another transportation demand management features. Majority of ground floor is meant for commercial, it could be one bit tenant or several little tenants.





A mix of modern and traditional materials will be used and Galbraith calls the design "quite compact" in order to avoid shadow impacts.

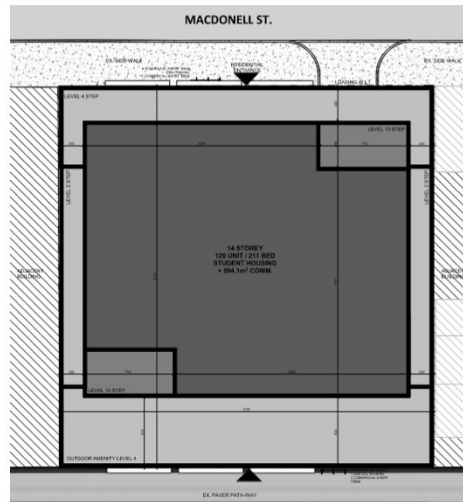


Galbraith notes that the building is \*not\* within the view corridor for the Basilica of Our Lady; it will be protected.

Gregory Jones from Skyline is next. He's the president and Skydev who kicks things off by complimenting Galbraith's presentation. □ He says this will provide much needed rental housing, and they're dedicated to creating sustainable housing (both in terms of price and philosophy)

Jones says this is not student housing, but rental apartments, which makes this confusing:

## Proposed Conceptual Site Plan



On public input, Jones says rental housing will be made available to anyone that qualifies and that can include students. He adds that anyone that \*doesn't need a vehicle\* will qualify. He also says that they don't want to spend money on commercial space and then reno it.

Cllr Allt asks about the timeframe. Jones says they plan to get started as soon as they get site plan approval. They think downtown servicing may be a factor, but the intent is to start as soon as possible since a building like this takes 18 months to finish.

Allt asks about flexibility on height. Jones says they want to work with neighbours to make sure that the height doesn't negatively affect their property. He adds that this is not a town, but a "podium" building.

Allt asks about the reference to "student housing" on the docs. Jones says there will be thousands of students coming to town, but he can't find housing for the young professionals that work for him right now. Won't discriminate.

Cllr Klassen asks about the development of commercial space, any plans now? Jones says the retail space is designed to be attractive to base retail, like grocery and pharmacy.

Klassen asks about Skyline's experience with downtown developments. Jones says Skyline owns a number of assets downtown, but developing downtown is somewhat new.

Jones says that they won't be too disruptive since they're not digging underground and using the present footprint of the building. Galbraith says that the architect they're using has designed several downtown projects including some in Kitchener.

Cllr Caton asks how many units will be wheelchair accessible. Jones says 15%, the minimum. Could be more. Galbraith adds that the commercial and common areas will be barrier free.

Caton asks about parking spaces. Jones says people with wheelchairs don't necessarily need a car. Caton agrees, but they often need a car to get to their out of town doctor.

Cllr Goller asks about buildings in Barrie with affordable housing. Jones says they started with 541 rental apts. and they were market rentals initially and they looked at getting to 10% affordable. No there yet, but that's their target.

Goller says he's heard from constituents that this is a "drastic" change that will negatively affect downtown. Jones says that people may not like the height, but it's not in the protected corridor and it's meant to get more people housed. More ppl living downtown = more customers

Goller asks about parking. Jones says parking is the biggest cost of any development, and in-fill in downtowns is the most expensive at all. There'll be lower rent b/c there's no parking. Galbraith says attitudes are shifting about parking mins.

Cllr Caron asks what happens if someone wants to rent here and they do have a car. Jones says there's the Market Square parkade, which is under-utilised. Residents will not be offered a parking space, but they will be offered car parking.

Caron asks about net-zero construction. Jones says it depends how you define net zero, but they also strive for a minimum impact from construction. They invest in solar and biogas company-wide, biggest biogas customer in Canada apparently.

Cllr Busuttill asks about the nature of bike storage, is it for all kinds of bikes. Galbraith says it's pretty conceptual, looking at space for 220 "standard" bikes.

Busuttill asks about the vision for Guelph with this building. Jones says they want to see vibrancy and investment come back downtown, see housing near a train station, plus in-fill. He says the goal is to have people feel safe & be able to get housing. Most of Skyline commutes.

Busuttill asks if they're engaged with height study. Jones says they've made submissions, and are happy to go higher if there's a direction to do it. Didn't want to get the ire of residents in the area going higher first time out.

Cllr Chew asks about the origin of 14 storeys. Jones says that it's his opinion that it can be taller. Galbraith says they came up with 14 in planning exercise to study appropriate scale. Tho not in a view corridor, still have to be mindful of it.

Next delegate is Anthony Veder. He's owns another building on that strip and is in favour of the project generally. He says he lives the lifestyle of the people who will live in this building, but there's a tsunami coming with Wyndham construction at same time.

Veder says that there's also going to be a problem with staging, if its on the Carden side that's tricky so it needs to be on Macdonell side like Ackers redevelopment.

Next is Lin Grist, and she wants to talk about Downtown 2ndary Plan. No one got everything they wanted, and it was a "Made in Guelph" plan where only a small portion of downtown was asked to keep to 6 storeys or less. Concerned about height, no rent control.

Grist says that with 30% of the population being seniors, the lack of on-street parking is going to be a big issue. Some seniors need cars in order to be mobile. She's now in a back-and-forth with Cllr Chew about more traffic downtown.

Chris Greyson-Gaito from the Guelph Coalition for Active Transportation is next. He wants Guelph to remove parking minimums everywhere and reduce dependency on cars. If transit and active transportation are safe and easy to use, people will use it.

Caton asks if there's anything GCAT is doing about accessible bicycles or special needs. Greyson-Gaito says he doesn't know anything specifically, but he's open to it.

Suzanne Swanton the board of "42 Carden Shared Space" (the 10C building) is next. She notes that its not a heritage building, but it's an old one, and they're worried about impact on future redevelopment potential on rest of the block, including active rooftop on 10C.

Swarton says that they want council to decide against this development as it's presently designed, and wants a number of conditions from the developer to ensure no future impacts from the building or its construction.

Allt asks effect on natural light for the building. Swarton says there's no effect right now, but they would be impacted if they wanted to install solar panels in the future (no plans for that right now though).

Allt asks about "snow loads". Swarton says that they need to understand better the impact that a 14-storey building will have along that strip, so they're not sure how that will impact the roof especially.

Next is Julia Grady, the executive director of 10C. She says that they gathered feedback from members last summer since they were not invited to community meeting. She says they recognise the Guelph is "fundamentally broken" when it comes to housing options...

...they don't think that this is the moment to just approve building anything. Feels that the risks with this project outweigh the benefits, and breaches the democratically agreed on



Downtown 2ndary Plan. Needs more community input, so reject it.

Allt asks if this project will have an impact on 10C's rain water harvesting Grady says maybe, it's the same reason why they want the snow load study. What about parking? Grady says 10C has no parking, impacts will be drop off and deliveries.

Next is Scott Frederick. He wants the Downtown 2ndary Plan to be respected, which means a limit of 6 storeys. It's the job of council to make decisions in best interest of city, not to help developers maximise profit.

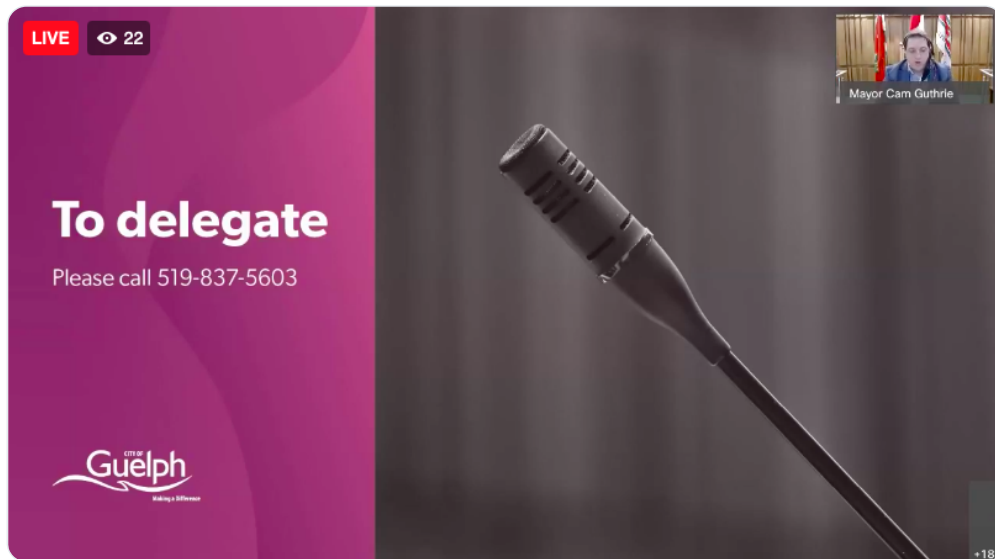
Last registered delegate is Jason Szewc from GCAT. He says no parking at this building will create a more vibrant streetscape, but is worried about the height standing out at this location. Also worried about flattening of frontage like with the old Budd's:



Anyone else want a piece of this action? Sus\*n W\*tson does. She says she finds this development offensive since it violates the vision of downtown developed with the 2ndary

Plan. She says Skyline can turn the 2-storey building into a 6-storey building, otherwise no dice.

No one further in the audience, but if you want to phone it, you can...



And we're back! It appears that there's nothing further.

So questions for staff. Allt asks if there's a reliable report about how well used Market Parkade is, and is it profitable? Walkey says that may have to come back in a report.

Allt: Does more than 6 storeys set a precedent?

Walkey: There are various limits downtown, and the city is doing a height study right now with a public meet on it coming in December.

Allt: Are you able to comment on water capacity and power?

Walkey: There's major infrastructure coming downtown and part of that is additional capacity. Some additional growth should be able to come online in 2026.

Klassen asks about impact on DT HCD work. Walkey says phase 2 will come back in Q2 or 3 in 2025 and design guidelines will be a part of that. The applicant here did do their own heritage evaluation, and there are limits with site plan.

Klassen asks if there's any concern about the potential development of neighbouring sites. Sulatycki says that's something they would have to look at as part of the internal review of the application.

Caton asks if there's been any challenge to the provincial regulation based on accessibility. Staff are not aware of any.

Caton: What mitigations for dust during construction?

Sulatycki: That will broaching during site plan.

Busuttill asks about parkland dedication contribution. Walkey says that they will produce that number when the report comes back, but it is 50% of what it would have been before provincial changes.

Guthrie (who's here now) asks if there's any urban design guidelines for antennas and the like. Walkey says it's usually a specific requirement that comes with condo application, only recently used on several towers downtown. It could be a zoning reg.

Cllr Billings asks about permits for Market Parkade. Sulatycki says they will have to get those numbers through parking dept.

Billings: When will this come back for decision?

Sulatycki: Quick turnaround. Next couple of months sometime.

Billings: Isn't this problematic w/o height study?

Walkey: They have a meeting with the applicant about heights next week, and they could pause or defer, but they would need that in writing before penalties would apply.

Comments now.

Goller says constituents told him we need the housing, but they also don't like 14 storeys. Wants staff to work with applicant to pause proposal till the height study is complete.

Caton: Not opposed to height, vibrancy not a bad thing, but not all height is created equal and there's some issues with this project. Hopes the applicant works with staff and builds something *\*really\** affordable which is what we need.

Allt/Goller move to receive (*\*only\**) the report.

Allt says he's concerned about the height too and the delegates have brought some significant concerns that staff will need to address. Height in Paris is limited to six storeys so we don't need to invent the wheel.

Cllr Gibson says his challenge to staff is are we looking at the build form for the next few years, or are we looking at it for the next 75 years? Need a long view, how many sites are going to be 10+storeys by 2100?

Chew says he doesn't think that height will take away any of the character downtown, but hopes that they can work with the area to make sure that the building doesn't negatively impact neighbours either.

Guthrie says that there were some comments tonight that made him feel "very uncomfortable". He says that this is a "home grown" developer that has "the best interests of downtown." They're following the rules, and you may not like the application, but they follow them.

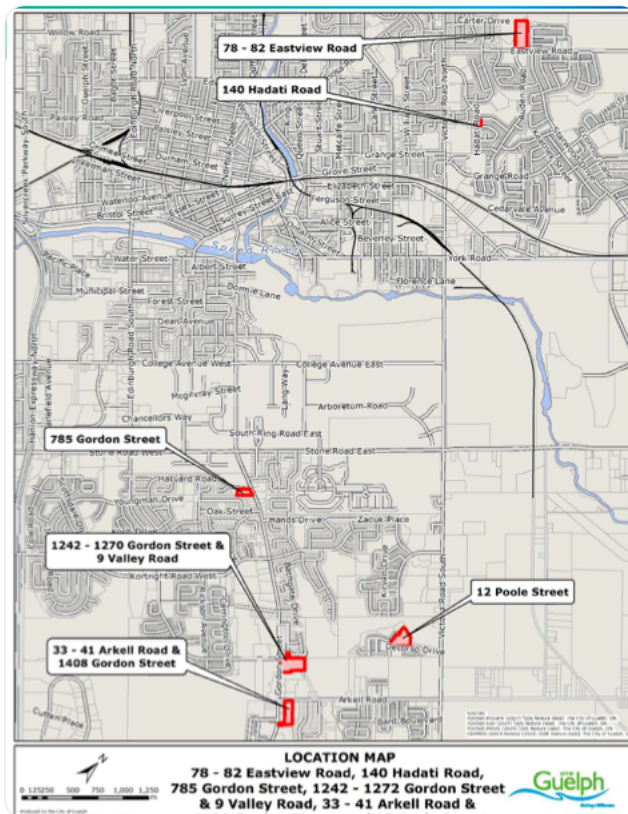
Guthrie adds that this developer is one that's willing to engage and compromise and they won't dismiss the comments heard here tonight, so let's see what comes back. "I'm proud of this developer," he adds saying that he wants to get this going as soon as possible.

Downer warns about the future approval of too many buildings with no parking because that puts the onus on the City to fill the gaps.

The application is received unanimously.

Next, Site Specific Housekeeping Amendments to the City's Comprehensive Zoning By-law. Katie Nasswetter, Project Manager, will present.

Properties in question:



The new Comprehensive Zoning Bylaw went into effect earlier this year, but these properties are ones that have received an Ontario Land Tribunal decision or are in the process of an OLT hearing.

Sites subject to OLT decisions under the 1995 Zoning By-law:

- 12 Poole Street
- 78-82 Eastview Road
- 140 Hadati Road

These amendments allow the OLT approved zoning to be updated and incorporated into the 2023 zoning by-law.

Site approved by Council just prior to the adoption of the 2023 CZBL:

- 33-41 Arkell Road and 1408 Gordon Street

This site-specific amendment implements the 2023 zoning associated with the site that was anticipated in decision report in 2023.

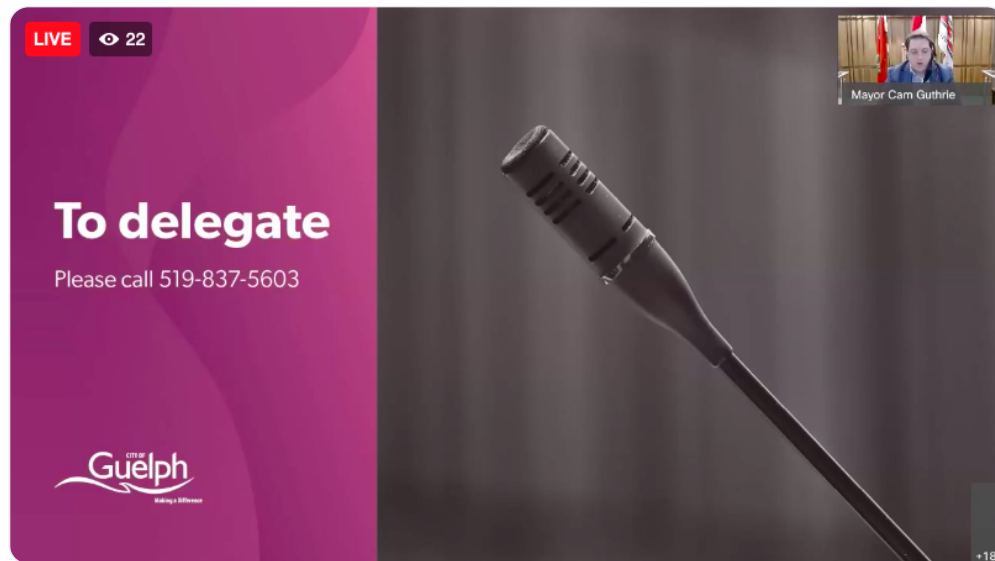
Proposed Placeholder Zones:

Sites that are under appeal awaiting an outcome from the Ontario Land Tribunal:

- 785 Gordon St
- 1242 – 1270 Gordon S and 9 Valley Rd

These administrative amendment facilitate incorporating the pending decisions into the current Zoning By- law

Since this is both a statutory planning meeting and a decision meeting for these chances to the Comprehensive Zoning By-law. If you want to chew on this, call in now:



No one's called in. Allt/Goller move recommendations:

**Recommendation:**

1. That the proposed City-initiated Zoning By-law Amendments to recognize site-specific zoning or provide placeholders in the Zoning By-law (2023)-20790 for the properties at 12 Poole Street, 78-82 Eastview Road, 140 Hadati Road, 785 Gordon Street, 1242-1270 Gordon Street and 9 Valley Road, 33-41 Arkell Road and 1408 Gordon Street be received.
2. That the City-initiated Zoning By-law Amendments to recognize site-specific zoning or provide placeholders in the Zoning By-law (2023)-20790 for the properties at 12 Poole Street, 78-82 Eastview Road, 140 Hadati Road, 785 Gordon Street, 1242-1270 Gordon Street and 9 Valley Road, and 33-41 Arkell Road and 1408 Gordon Street, be approved in accordance with Attachment 2 of the Infrastructure, Development and Environment Report 2024-354, dated September 10, 2024.

That's approved.

Bylaws of the week 1/2

**\*4.1 By-law Number (2024) - 20915**



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 lands municipally known as 140 Hadati Road, City of Guelph.

**\*4.2 By-law Number (2024) - 20962**



A By-law to dedicate certain lands known as Block D, Plan 661 and 1 Foot Reserve #3, Plan 661, City of Guelph, as part of Governors Road and a By-law to assume the municipal services and street installed within the Block D, Plan 661 and 1 Foot Reserve #3, Plan 661, City of Guelph, being the Governors Road extension

**\*4.3 By-law Number (2024) - 20967**



A by-law to amend By-law Number (2021)-20609, being a by-law to provide for the registration of Additional Residential Dwelling Units.

**\*4.4 By-law Number (2024) - 20969**



A by-law to amend the Official Plan for the City of Guelph as it affects the properties municipally known as 303, 309 and 3017 Stevenson Street East, and legally described as Part Lot 15, Concession 2, Div 'F', City of Guelph (File No. OZS24-010).

**\*4.5 By-law Number (2024) - 20970**



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 303, 309 and 317 Speedvale Avenue East and legally described as Part Lot 15, Concession 2, Div 'F', City of Guelph (File No. OZS24-010).

**\*4.6 By-law Number (2024) - 20971**



A by-law to appoint Tara Baker as Chief Administrative Officer and define the general duties, roles and responsibilities of the Chief Administrative Officer and to repeal by-law (2019)-20425, as amended.

**\*4.7 By-law Number (2024) - 20972**



A by-law to designate portions of the buildings and property municipally known as 100 Queen Street and legally described as Lot 98, Plan 243; City of Guelph as being a property of cultural heritage value or interest.

**\*4.8 By-law Number (2024) - 20973**



A by-law to designate portions of the buildings and property municipally known as 28 Norfolk Street and legally described as BLOCK OF LAND BOUNDED BY NORFOLK, NORTHUMBERLAND, DUBLIN & CORK STREETS, PLAN 8 SAVE AND EXCEPT CS27965 & CS64284, CITY OF GUELPH; as being a property of cultural heritage value or interest.

**\*4.9 By-law Number (2024) - 20974**



A by-law to designate portions of the buildings and property municipally known as 211 Silvercreek Parkway South and legally described as PT LT A E/S OF GALT & GUELPH RAILWAY PL 52 AS IN ROS524508, SAVE AND EXCEPT PT 2, 61R6538; CITY OF GUELPH SUBJECT TO AN EASEMENT AS IN RO791712 AND PT LOTS 1, 2, 3, 10, 11 & 12, PLAN 206, AS IN ROS524508; CITY OF GUELPH SUBJECT TO AN EASEMENT AS IN RO791712. as being a property of cultural heritage value or interest.





**\*4.10****By-law Number (2024) - 20975**

A by-law to designate portions of the buildings and property municipally known as 14 Neeve Street and legally described as 712850047 –PT LOTS 3 & 4, PLAN 33, \*PT 2 61R4475; LOT 4, PLAN 269; LANE, PL 269, AS IN ROS587105; CITY OF GUELPH as being a property of cultural heritage value or interest

**\*4.11****By-Law Number (2024) - 20976**

A by-law to designate portions of the buildings and property known municipally as 408 Willow Road and legally described as Block H, Plan 615, City of Guelph as being a property of cultural heritage value or interest.

**\*4.12****By-law Number (2024) - 20977**

A by-law to designate portions of the buildings and property known municipally as 12 Eramosa Road and legally described as Plan 99, Part Lot 7, Part Lot 8, City of Guelph as being a property of cultural heritage value or interest.

**\*4.13****By-law Number (2024) - 20978**

A by-law to designate portions of the buildings and property known municipally as 220 Gordon Street and legally described as Lots 1 and 2 of Benjamin Harrison's unregistered survey, City of Guelph as being a property of cultural heritage value or interest.

## Bylaws of the week 2/2

**\*4.14****By-law Number (2024) - 20979**

A by-law to designate portions of the buildings and property known municipally as 167 Suffolk Street West and legally described as Lot 13, North Side Suffolk Street, Plan 29; Part Lots 12 and 14 North Side Suffolk Street, Plan 29; Part Park Lot 10, Plan 8, as in RO780210; City of Guelph as being a property of cultural heritage value or interest.

**\*4.15****By-law Number (2024) - 20980**

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 site municipally known as 12 Poole Street (File #OZS22-002).

**\*4.16****By-law Number (2024) - 20981**

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 site municipally known as 78 – 82 Eastview Road (File# OZS19-004)

**\*4.17****By-law Number (2024) - 20982**

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 property municipally known as 785 Gordon Street (File# OZS22-005)

**\*4.18****By-law Number (2024) - 20983**

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 site municipally known as 1242 – 1270 Gordon Street and 9 Valley Road (File #OZS20-004).



## 4

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A by-law to regulate the use of certain public property within the City of Guelph for the protection of persons and property and to promote safe use and enjoyment.



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