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Coming to you live from the Ward 5 Town Hall with Cllrs Leanne Caron and Cathy Downer. GM of Planning Krista Walkey is here too. Stand by for tweets.



You're invited! Please join us for our Fall Town Hall on **October 24th**. Our guest speaker is Krista Walkey, General Manager of Planning and Building Services. Our hot topic for the evening is our Affordable Housing Strategy, which includes addressing intensification through accessory units. We will also talk about fourplexes - what are they, where will they be permitted, why are they being recommended, and more. And of course, we as your councillors will be listening to your feedback during the discussion.

When: Thursday, October 24th, 2024

What time: 7:00 pm

Where: Harcourt Memorial United Church, Dean Avenue

Who: Leanne and Cathy, your Ward 5 councillors and Guest Speaker, Krista Walkey

Just did a head count and there are about 40 people here. We're in the sanctuary of Harcourt United Church so there's still lots of room.



We're getting started with the town hall.

Downer says that council is spending a lot of time working on the housing file, and staff are working even harder as they're rolling with legislative changes. We're going to talk about affordable housing strategy and fourplexes as of right, which is coming to council in Dec.

Walkey says it's "housing all-day everyday" right now. We have 145k right now and growing to 208k in the next few decades. ONgov says we've got to get 18k new homes by 2031, or 2k/year. Big expectation to grow fast.

City's role in housing: Regulatory authority about where and type of housing, servicing, financial incentives, and policy that promotes housing mix. No authority to build housing though, or ability to force people to build.

Walkey says it was a challenge this year with student housing and there will be 5k more students with the new Conestoga campus downtown (though that will be phased in). There are couple of active developments for students housing and another will come to council before year's end

Housing Affordability Strategy is out for public feedback right now and the final recommendation will be coming back in December. It's a 10-year plan, and first action items will come from Accelerator funding from feds.



At the Nov. planning meeting some incentives will be present to council for possible housing conversions that will create more units.

Fourplexes. In 2022, council approved 3 units as of right, so the policy framework is in effect. (There are 17 properties in Guelph now with 3 units.) Approving 4 as of right is also part of the commitment for Housing Accelerator funding.

Min. setbacks in the zoning bylaw right now will be retained, and so will max height and open space. Lot coverage is where we differ from ONgov right now, city has 30% coverage for ADU, and ONgov has 45% right now. Walkey says they're hoping ONgov will blink on that.

Difference? New fourplex definition, permitted in RL.1 and PL.2 and 3 parking spots minimum.

Walkey says stormwater management and servicing is going to be an issue when reviewing applications and there's also no limit on the number of bedrooms either.

Questions? Can each side of a semi-detached have four units? Walkey says you can have 3 units on either side of the semi, but a fourplex will have to have side yards on either side. She's also concerned about no cap on bedrooms.

Next question: How can a house have 9 students and how will they find parking in the winter? He's got a laundry list of issues: city complaining about money we should collect through parking tickets. Also, we should turn down money to accelerate growth.

Question about bedroom caps. Walkey says that they still have to meeting the building code, you can't cram five bedrooms into a small basement apartment.

What about multiple people in one bedroom? Downer says lodging houses licenses exist so if there's 5 or more people in one unit, and the City does prosecute based on complaints or Kijiji ads, but it's not an easy process to get those search warrants.

Caron says the Fire Code also limits the number of people staying in a bedroom, or the number of bedrooms. Guelph Fire works hand in hand with the building inspectors to get easier access.

Next question is high-level, are these changes going to get us to 18k new units? Downer says the growth expectations are dictated by the ONgov for the whole city. Walkey notes original growth strategy in 2022 was 10k, but ONgov boosted to 18k. Neighbourhood are going to change.

So this one guy, who said that he used to be a lawyer in BC, seems completely adrift: What happened to zoning? Why build new units? Who will afford them? Where's the County? Who will the incentives go to?

Walkey chooses that last one. The incentive program, which is coming to the Nov planning meeting, will go to homeowners to create ADUs for the affordable market, so that could be a granny flat or a basement.

Question about tree coverage impact with fourplexes? Walkey says it's a challenge, keeping to 30% coverage and stormwater management. Going bigger than 30 is making that extra tricky, which is why they're hoping ONgov budges.

Downer adds that the update to the Tree Protection Bylaw will come back with some options to protect trees on private property and manage all this.

Next person asks if the City will be hiring more people to stay on top of scofflaws, and also who is holding post-secondary institutions to account for housing? Is that the mayor (that one got a laugh)?

Downer says she believes Conestoga is looking at housing options, but the point is made. Federal gov't is reducing immigration numbers incl. students so we can play catch up. Trying to keep up with growth is challenge, esp. with the elimination of DCs and fees.

Downer says we're in a reactive mode. The U of G over accepted students and then the ONgov forces changes. It feels like this term particularly they're constantly rolling with the punches. Maybe that doesn't give people much confidence, but they're meeting challenge.

Next person notes that tuition's been frozen for years, and universities are not getting funding levels they need, hence the greater acceptances. Q: How do you chose which land will be developed?

Walkey says the Official plan establishes the land use schedule for all sorts of land to accommodate residential and commercial growth. The city cannot control price and cannot put aside a piece of land and say "affordable here". No new social housing for 3 decades not helping.

Caron says that the ONgov is determining the direction and how much gas is in the tank? As for a question about housing in parks, that wasn't staff, that was from a mayoral directive but she and Downer are not in favour. Council has limited tools.

What are the plans to protect greenspace in Ward 5? Walkey says there will be no changes to the amount of greenspace, but there will be more density which might have an impact on wildlife movements. Also, the tree bylaw changes.

Next question, what does 45% mean? Just the dwelling counts, not driveway or anything. That counts for any structure.

Any consideration for homes not just nebulous "units" and what about capacity? Downer says that capacity has to be a situation, but she lives on a narrow street with a lot of ADUs, so we have to be careful labelling some streets as having no extra capacity.

Question about creating a Central Park style greenspace for the future? Caron notes the Downtown 2ndary Plan to make strip mall at Gordon/Wellington a park, also the push to make OR Lands a national park.

Next, a James St resident, she sees a lot infill and wonders about prioritising high density. Any incentive for those projects? Caron says she has a collection of photos of small apartment buildings and hopes that's the intent of 4plex law. Architecture matters.

Next Q: What responsibility does U of G have, they have lots of land sitting there, shouldn't they be using it? Caron, who works at the U of G, says they're actively looking at more housing, and the master plan covers that. Also...

...there are purpose built private developments ready to go: Royal Brock and Alma 2, plus Days Inn at the OLT. U of G waiting for the result of that process before looking at what they can do.

Next Q: TorStar about small houses being replaced by McMansions, anything to stop that in AHS? Walkey says there's no limit on max. size, but renoviction is one option being looked at, and council made active decision to grow up not out.

Question: Are there any legal consequences for not meeting the 18k goal? Both Downer and Caron say that there could be financial consequences, the ONgov could not compensate the City. Downer notes bike lane as proof that ONgov can get into city's business.

Q: What's the deal with Royal Brock site? Walkey says that everyone at city hall, including the mayor, has been leaning on the developer to get started. They did recently come in for pre-consultation though.

What else is going on?

-Budget has been released, mayor will be holding town halls and the one for Ward 5/6 will be on Nov 4 at the Salvation Army Citadel. Public delegation night is Nov 19.

Downer notes that there's over \$1 billion in delayed capital, culture plan will be stalled, pickle ball courts are deferred, transit strategy will be deferred, "there's a lot happening in this budget, and it's going to be hard for people to grasp the implications."

Downer notes that it's tough, people want a lot but they also want affordability. Council can make amendments, but it's the mayor's budget and it would take 9 out 13 to override his veto should he want to use it.

In happier news, Trick or Treat downtown is this Saturday and Spirt of the Season Christmas event will be back again this year, but it's now a three week event.

Caron notes that last year they created a multiyear budget and there was a lot of outreach. She asks for any notes from people about getting new lines of communication.

Caron also plugs the motion she's bringing to Committee of the Whole next month: Municipal Franchise Agreement with Enbridge Gas.

<https://pub-guelph.escribemeetings.com/Meeting.aspx?Id=99dad340-87ab-46cb-a53b-326b8c57b9af&Agenda=Agenda&lang=English>

Guelph MPP Mike Schreiner will also be bringing a private members bill on this around the same time. She talked about it on today's episode of OSO:



Open Sources (Ep. #490) Show Notes for October 24, 2024

This week on Open Sources Guelph, we're keeping things provincial. We're going around the country to talk about the latest news coming out Queen's Park now that the government is ...

<https://opensourcesguelph.com/2024/10/24/open-sources-ep-490-show-notes-for-octo...>

So now open Q&A. One person is concerned about the slope on their street and current flooding issues, are those taken into account when ADUs are being approved. Caron says engineers look at that as part of approval process. Also new regs ban side yard ADUs.

Question about encampments. Caron says Public Space Use Bylaw, and notes that we had no regs for public space before that. It shouldn't be about encampments, but it is, so now there are limitations when previous there is now.

On the controversial map, Caron says it's created a lot of concern. Those seeking shelter are looking for locations where their basic needs can be met. The bylaw was never meant to sweep tents away over night, and the City is trying to take a human rights approach.

Caron asks people to let them know if they see any tents because they can connect those people to social services and see if they need some help. Downer says she knows some

people don't want shelter offers, but they might have other needs.

Q: Does the mayor have to explain what he wants to do with the budget (specifically the cutting of the 200th anniversary budget). Downer says come out on November 4th and ask him. Caron says he doesn't have to make any justifications, but the community should ask.

The lawyer is back and he's confused about the use of the term "affordable housing". Caron notes it's a formula based on median income now, which is still above the provincial average in Guelph. There's no hard and fast numbers with the terms.

Q: Where did the \$450k go for basic needs? Downer that money is being deployed by the County through a working group of people with lived experience.

Q: Digging into the budget you can only see amount of money for say repairs to "vehicles and equipment only", but what vehicles? What equipment?

Okay, this woman is apparently going line by line, but no one has a computer in front of them.

Q: What's the update about no parking on Scottsdale from College to Kortright b/c of bike lanes? Downer says she doesn't have an update on hand, but she can get one and follow-up.

That's a wrap for this town hall!



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