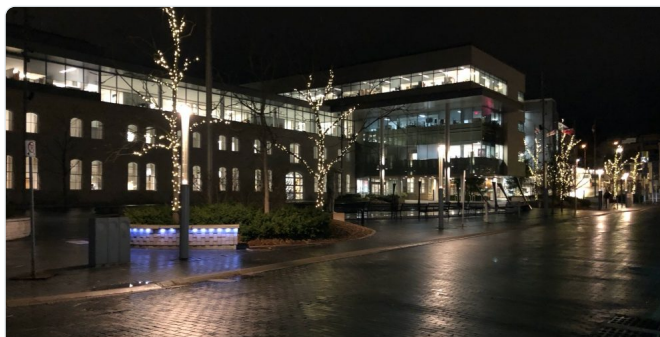




Adam A. Donaldson @adamadonaldson

Nov 13, 2024 · 100 tweets · [adamadonaldson/status/1856829153804275980](https://twitter.com/adamadonaldson/status/1856829153804275980)

Coming up at 6 pm, it's this month's planning meeting. It's going to be a busy one:



City Council Preview – What's on the Agenda for the November 13, 202...

It's a packed agenda for this November planning meeting, covering a lot of bases and requiring some pretty big decisions. Whether your jam is development charges, heritage protection, affor...

<https://guelphpolitico.ca/2024/11/01/city-council-preview-whats-on-the-agenda-for-the-...>

Okay, so one last delegate: Eric Martin. He says he's had lots of great conversations with staff and as a landlord with five bungalows, he says he could be building ADUs if the wording was changed in the developer stream.

Apparently S*san W*tson has to have a say too. She says the rent prices in the presentation are not affordable technically and would like the City to call these numbers "market affordable". These rates don't take utilities into account either.

Goller/Gibson move Recommendation: That report 2024-451 Affordable Housing Community Improvement Plan Public Meeting be received.

O'Rourke asks how staff will monitor the timelines, and make sure the subsidies aren't used for short term rentals. Goodram says they're working on those logistics now but they have ways of monitoring like a non-payable mortgage.

As for STR, Goodram says that they will take that back and provide an answer in January.

O'Rourke asks what happens if the HAF funding is cancelled. Goodram says they've received funds and will rollout over the next three years. City's gotten \$5.3 so far and the next instalment is March 2025.

Caton says there are some good points about a lack of anything for deeply affordable units, any plans? Goodram says that the Housing Affordability Strategy is coming back on Dec 10, this one option in a series of solutions they're looking at.

Goller asks about engagement process, do we know who will take advantage of these programs? Goodram says they're confident there will be uptake, but that's not "written in

stone". They may have to make adjustments, but expects people want to take advantage. Goller asks if staff might remove restrictions on size so that more units might qualify. Goodram says they can look at that, but there are still minimums in the building code.

Allt asks about the difference between providing incentives for private and public developers. Goodram says there is flexibility in the Municipal Act to work with non-profits, so these are meant more to work with the for-profit developers.

Guthrie asks if they can use the money for one big project, or do they have to spread it around. The answer is no, the City can't go rogue with HAF funding.

O'Rourke says the CIP is great news, it's money the City didn't have and its goal is to get new housing done quickly. When housing supplies are increasing, rent is decreasing, and these projects should get going in short order.

Guthrie asks if this is available at the same time a property owner applies for the Greener Homes program? Staff says that program is not applicable to new builds.

Vote on recommendation approved unanimously.

Additional motions from Goller:

**Affordable Housing Community
Improvement Plan Public Meeting - 2024-
451, 2024-451**

Councillor Goller

1. That Staff provide options to develop a deferral of Property Tax through incremental tax financing (TIF) program for non-profit developers who are building affordable home ownership projects, to be recovered when homes are re-sold or rented, as part of the Affordable Housing Strategy.
2. That Staff provide options to develop a program for non-profit affordable housing developers that allows a no interest deferral of municipal application, and permit fees prior to building permit, which would be payable in full, prior to issuance of the building permit, as part of the Affordable Housing Strategy



Goller says these motions are not directing staff to make it happen, but rather to direct them to explore these options as part of the Affordable Housing Strategy.

Allt says he has some issues with the language, they should be directing staff to "consider the feasibility" instead of "options". Moves an amendment, which is seconded by O'Rourke and approved.

Allt asks the timeline of deferring the collecting of fees. Staffs says their concern is what happens if a project doesn't go forward. Staff put in hours of work on a project before it gets to a building a permit, so they would be out that money.

Allt asks to separate the two recommendations because he can support the one and not the second. Guthrie says yes, and asks council to push this along and do deep dives when the motion is about feasibility.

Allt says they should replace the "options" in the second motion. Clerks say that they they had approved it for both the first time.

Motion #1: Approved unanimously.

Motion #2: Approved unanimously.

**Affordable Housing Community
Improvement Plan Public Meeting - 2024-
451, 2024-451**



Councillor Allt

1. That Staff consider the feasibility to develop a deferral of Property Tax through incremental tax financing (TIF) program for non-profit developers who are building affordable home ownership projects, to be recovered when homes are re-sold or rented, as part of the Affordable Housing Strategy.

**Affordable Housing Community
Improvement Plan Public Meeting - 2024-
451, 2024-451**



Councillor Allt

2. That Staff consider the feasibility to develop a program for non-profit affordable housing developers that allows a no interest deferral of municipal application, and permit fees prior to building permit, which would be payable in full, prior to issuance of the building permit, as part of the Affordable Housing Strategy

Bouncing back to the end of the agenda again: Decision Meeting - 601 Scottsdale Drive
Proposed Official Plan and Zoning By-law Amendments File OZS24-007.

Dayna Gilbert, from Forum Asset Management, is now online. She says there's a letter from legal counsel asking council to not make a decision on this tonight given changes approved by ONgov in Bill 185, and the student housing exemption.

Gilbert says that they are planning on seeking a building permit this month. It's outline in the letter: <https://pub-guelph.escrimemeetings.com/filestream.ashx?DocumentId=54010>

The point she's making is that in the counsel's opinion, student residences are exempting from the planning process and site plan and they now want to go straight to building permit. This project has gone through a lot of planning already and they're not trying to duck staff.

Questions? Billings asks if she wants a deferral aside from the exception issue. Gilbert says the intention is go right to building permit to get this done faster.

Downer/Allt move recommendation:

Recommendation:

1. That the application from MHBC Planning Limited on behalf of Forum Asset Management, for an Official Plan Amendment to add a site-specific policy to the Mixed-Use Corridor 1 land use designation to permit a maximum net density of 300 units per hectare to facilitate the development of two, 7-storey residential buildings with 489 residential suites on the vacant portion of the subject lands municipally known as 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2024-460, dated November 13, 2024.
2. That the application from MHBC Planning Limited on behalf of Forum Asset Management, for a Zoning By-law Amendment to change the zoning on the subject lands from the current Site-specific Mixed-use Corridor with a Parking Adjustment Suffix and Holding Provisions (MUC-2(PA)(H12)) Zone, in Zoning By-law (2023)-20790, as amended, to a new Site-specific Mixed-use Corridor with a Parking Adjustment Suffix and Holding Provisions (MUC-XX(PA)(HXX)) Zone, as amended to permit the development of two, 7-storey residential buildings with 489 residential suites on the vacant portion of the subject lands municipally known as 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2024-460, dated November 13, 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 601 Scottsdale Drive.

Downer asks if this project meets the definition of student residents. Staff says "residential suite" is the definition here, and while they're building on university lands, it's a student residence if its built on university land.

Goller asks if council makes no decision here, are they in any danger of penalty. Walkey says fee repayments wouldn't apply in this case, but there could be some legal implications. Also, staff *supports* this project.

Allt says council should regard this as a leasee, they are building on university property the same way they might build on any property in the city. He didn't find the argument convincing.

O'Rourke asks if there will be DC exemptions as purpose built rentals. Staff says they will technically be changed the DC rate and confirmation will come at the time of issuance of building permit depending on whether there's a kitchen in each unit.

O'Rourke says that they should proceed as normal otherwise this for-profit developer is getting some serious special treatment here.

Recommendation approved unanimously.

Next, and last, Ontario Reformatory Heritage Conservation District - Draft Plan and Guidelines.

Presenting are:

-Stephen Robinson, Senior Heritage Planner

-Heidy Schopf, MES, CAHP, Cultural Heritage Team Lead, WSP

Purpose of a HCD Plan:

The consultants have produced a draft HCD Plan and Guidelines document that, i approved

at a future meeting, could be used to implement a potential heritage conservation district designation by-law.

(cont'd)

The document includes policies and guidelines to manage change and conserve the distinct heritage character of the ORHCD.

The Plan provides policy direction, strategies, design guidelines, and conservation standards that support and enhance the cultural heritage value or interest

This is like a zoning bylaw amendment meeting. No final decisions will be made tonight, council will merely be hearing public delegations and adding their own commentary.

Boundary refresh:



City of Guelph – Ontario Reformatory HCD Plan and Guidelines

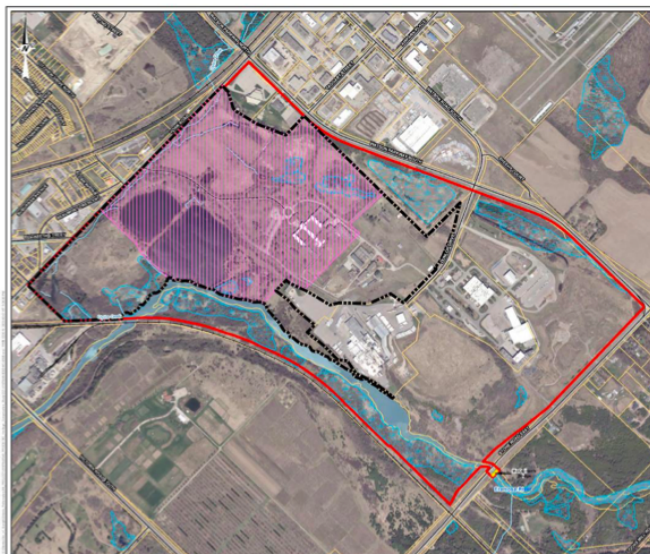
- Located in Guelph's east end and includes 785 and part of 919 York Road, and part of 80 Dunlop Drive and a portion of 328 Victoria Road South
- Bounded by York Road, Watson Parkway South, Stone Road East, and the Guelph Junction Railway
- Includes built heritage resources and designed landscape features



5

Reminder: Heritage designation is not in full force and effect on property that is under Provincial ownership.

Pink section is the "area of provincial significance", so it has that level of protection.



Individual heritage designation by-law for 785 York Road under Part IV of the Ontario Heritage Act was approved by Council in October 2021 and includes the CHL of Provincial significance.



Structure of the OR HCD Plan and Guidelines:

Section 1 – Introduction provides high-level background on Phase 1 (OR HCD Study) and Phase 2 (OR HCD Plan and Guidelines)

Section 2 – Provides a summary of the OR HCD Study and Plan process, including community engagement conducted to date, the legislative and policy framework, and an overview of applicable policy and supporting guidelines as they relate to heritage conservation.

Section 3 – The statement of cultural heritage value or interest of the OR HCD is described, as presented in the OR HCD Study. Character areas are described.

Section 4 – The statement of objectives and guiding principles for the OR HCD Plan are described.



Section 5 – Recommended policies to meet the objectives and guiding principles are presented.

Section 6 – Design guidelines for managing change within the OR HCD are presented.

Section 7 – Planning and implementation measures to manage cultural heritage landscapes and built heritage resources are presented. The implementation of the OR HCD Plan is outlined, including, the heritage permit process, and the types of work that do not require review against the Plan, and heritage easement agreement requirements.

Section 8 – Recommendations are presented to provide information on amendments to the Official Plan and Comprehensive Zoning Bylaw and to support the objectives of the OR HCD Plan as well as any further reports that may be needed in the future including periodic review.



Potential HCD:

Describes heritage value

Identifies physical heritage attributes that express that value

Provides targeted policies to ensure those physical attributes are maintained

The HCD Study does

not make recommendations related to a specific development

Versus GID Secondary Plan

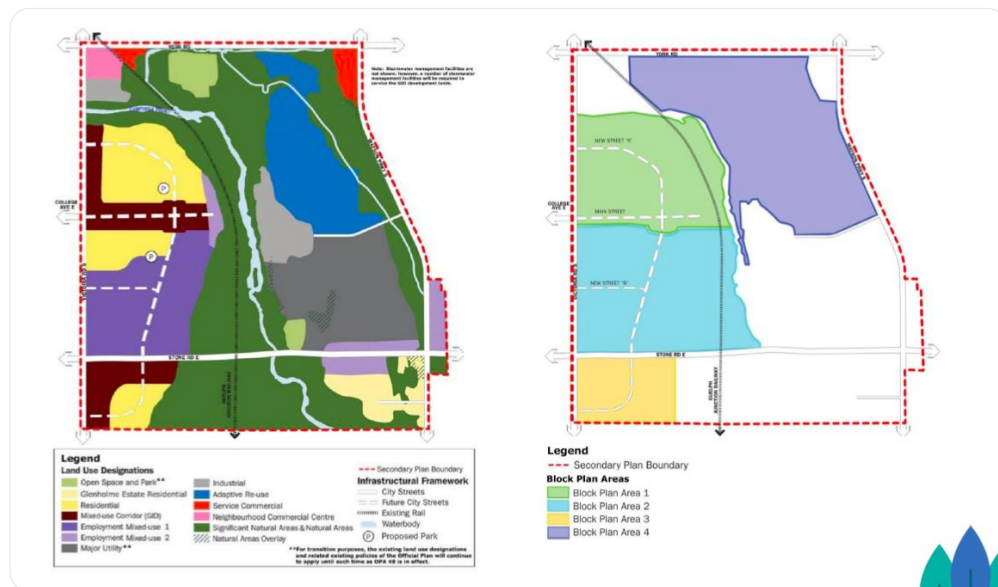
"Sets out Official Plan policies for the Guelph Innovation District"

"Establishes a detailed planning framework consisting of a Vision, Principles & Objectives and Policies and Schedules to guide and regulate future development of the GID Planning Area"

tl;dr =

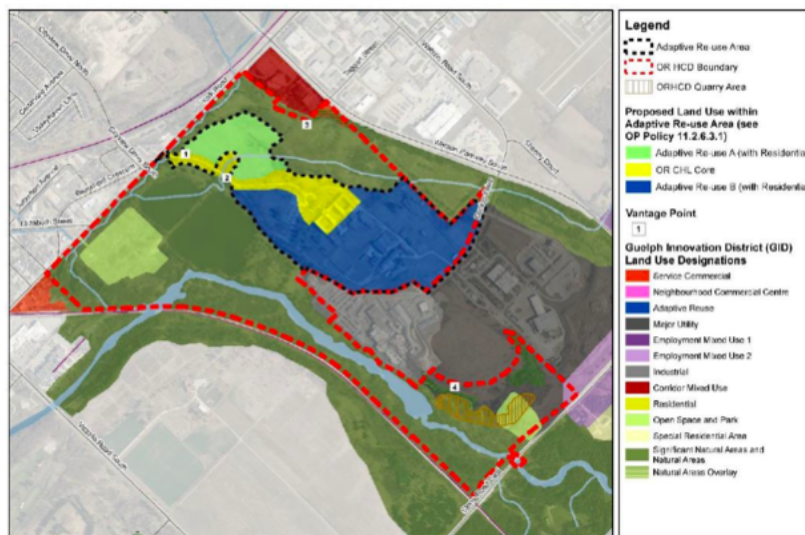
HCD conserves Heritage Value and GID guides future use.

GID Land Use Designations and Block Plan Areas:



Yellow is the core of the culture heritage assets, no significant alterations are proposed here. The blue is adaptive reuse, and that can include residential where appropriate. The forward green area has proposed zoning limit of 4 storeys.

Section 5.1 HCD Policy Recommendations for Development and Land Use in Adaptive Re-use Area



It's worth noting that there are no proposed zoning bylaw changes right now, and no matter who owns it - even ONgov or the feds - any future planning will have to go through a block plan.

(The reference to the federal government is clearly an allusion to the effort to make the OR lands an urban national park.)

Following this meeting comments and feedback will be considered and may influence revisions.

- During December, Planning will offer consultation meetings regarding the draft OR HCD Plan with First Nations, the Community and Landowner Group, and the Heritage Guelph committee

Guthrie calls a 5 minute break before delegations.

And we're back with delegations. But first, a motion to go past 11 pm, which is approved.

We begin with Susan Ratcliffe of the Yorklands Green Hub. She says over the last decade Guelph residents have spoken loud and clear about the importance of this property. She says there's too many statements about demos, alterations, and vagaries in the plan.

Ratcliffe asks that council order the last 40 pages of the plan to be rewritten, essentially to leave the OR Lands as they are.

Norah Chaloner is not here, but Connie Shaw will deliver her delegation. Norah says she thinks the plan "throws something very precious away". There's an opportunity here to create something special. Asks council to respect heritage it represents, natural and Indigenous.

Next, Lin Grist. She supported the push to have staff do a part V study, and reminds residents that the part V is meant to protect cultural value and that extends before the time the OR was there. She notes that we have a parkland deficit now and will need more.

Next, naturally, is Ron East. He expresses his "hearty disagreement" with Robinson that the GID plan overrides the HCD is "rubbish!" Cam throws a red flag, and say he won't anyone belittle professional staff and asks East to apologise. He does.

Instead, East says he "strongly disagrees" instead. He says council should take the plan as is and move on to the next phase because we all know how mercurial the ONgov is. He asks council to imagine a Yorklands Park and how it can be an incredible asset.

Next, P. Brian Skerrett, Urban Park Guelph, who says he threw out his original delegation at 5 pm today! There are so many reasons to protect this area, but he wonders why there's no involvement of parks and rec and culture. He wants to focus on why...

...these lands serve as a habitat for animals, there's the connection to Indigenous reconciliation, there's a mural in chapel that's of personal important to Skerrett because it's in honour of five men who died in a prison fire in Stratford, one of who was his dad.

Skerrett says that this plan as it's written, no plan is better right now.

Allt asks about about Urban Park Guelph's request for standing. Skerrett says the merit is that it provides a direct channel of feedback to City staff. He understands that the only other engagement is with First Nations and Heritage Guelph.

O'Rourke asks about what Skerrett wants in a plan. He says a good plan would eliminate passive language ("weasel words") like "shall", "seek to" and "recommend" instead of "require". A lot of the heavy lifting is being diverted to other plans.

Richardson, who notes that her father-in-law was the assistant superintendent there, asks about whether the intent is preventing change. Skerrett says his concern is oversight, like changing waterways w/o a heritage permit. Everything get governed by council ultimately.

Morgan Dandie is back. She's asking council to make sure that the unique feel of the OR Lands is protected including the walls, the trails, the ponds and the quarry. Asks council to have the same foresight earlier councils had about Riverside and Exhibition.

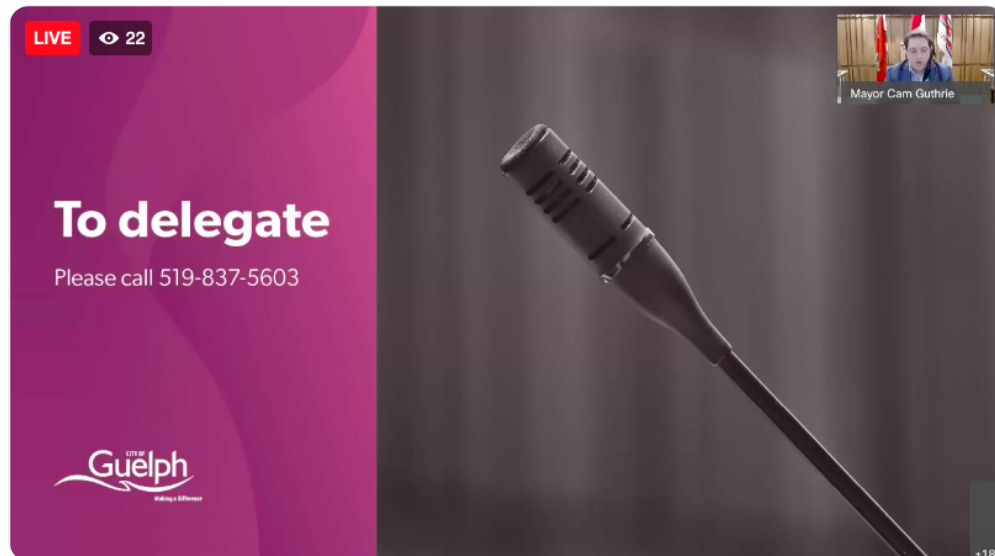
Lynn Bestari, Yorklands Green Hub, is next. She's disappointed about the short timeline to absorb the report for average members of the public. As for the plan itself, she also notes that it encourages protection and doesn't require it. Makes the doc weaker.

She says that the Yorklands asks that it be made explicit in the plan that the landscape be preserved so that the biodiversity of the land is preserved. Wants the plan to go back to staff or just go ahead and make it a national urban park already.

Alex Smith is next. He says this meeting does not provide members of the public with a reasonable opportunity to provide feedback. This seems like a box checking exercise and not a meaningful public engagement exercise.

Next is James Smith, who is the last registered delegate. He says as former vice chair of Heritage Guelph he's happy this got taken up, but he's got a lot of the same problems already mentioned. The case that needs to be made is having real civic engagement on this doc w/feedback

Wanna piece of this action? Call in now!



Guthrie calls the meeting back to order.

It appears that there are 3 more people in the chambers that want to talk.

S*san W*tson is back. She thinks about places in Europe, or even up the road in Elora, and how protection of heritage pays dividends. Also points out concerns about water protection and the parkland deficit.

Next is Thomas Kaufman (sp?). They say there's a brilliant opportunity to do something unique here and a lot of opportunity to collaborate. Concerns about putting traditional-style housing here, but non-traditional maybe. There's a lot heating and this could be a "Wellness park".

Last, Daniel Kaufman (sp?) - and yes, they are related. Kaufman says there's the possibility for temporary zoning that will create community in this space, a portion for people who are homeless - not tent cities - but structures that can give people someplace to go.

That's a wrap. Guthrie asks for a motion to go in camera.

Authority to move into closed meeting



**Ontario Reformatory Heritage Conservation District -
Draft Plan and Guidelines, 2024-487**

1. That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to Section 239(2)(c) and (f) of the Municipal Act, a proposed or pending acquisition or disposition of land by the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Goller/Richardson move it and it's approved.

Guthrie says they hope to be quick.

That was short! We're back and Guthrie says they considered some advise and gave direction to staff.

Goller/Gibson move the Recommendation: That Report 2024-487 from Planning Building Engineering and Environment, dated November 13, 2024, regarding the draft Ontario Reformatory Heritage Conservation District Plan and Guidelines be received.

Downer asks about the so-called "weasel words". Walkey says that the point of this tonight was to get feedback, they'll look at the concerns mention, but HCDs have some flexibility built into the guidelines. They definitely heard the comments tonight.

Downer asks why there's no requirement to plant native species of trees, b/c she thought that was important and we should strengthen it. She also concerned about conforming to a future tree protection bylaw when we have no idea that that looks like.

Downer says that she thinks that this document should have it's own tree protection.

Caton asks when she can drop her motion:



Guthrie says after they approve receipt.

Caton asks staff if the land is presently zoned residential. Walkey says no. So why are we even talking about that? Walkey says the focus is on adaptive reuse, which can include residential, but they're not proposing a zoning change.

Caton says that she wants a rethink on that in the plan then.

Klassen asks about next steps for community input. Walkey says they were waiting to see where tonight was going, but they are getting ready to launch a new round of engagement.

Goller asks if this can come back with the maximum allowable protections for natural and cultural heritage. Walkey says they will take that back, but there is some protections for natural under the Official Plan already.

Allt asks staff to consider Urban Park Guelph to be recognised as a stakeholder group in the future.

Guthrie asks for a motion to suspend the procedural bylaw to go past midnight. Goller/Caton move and it's approved with Guthrie, Allt and Klassen against.

O'Rourke says it's getting late, so is there an opportunity to refer this back to staff and have it come back at a future planning meeting. This is pretty important. Guthrie says they've got to keep going and any councillor can put forward a motion to defer, refer, et al.

O'Rourke moves referral to the next planning meeting and Billings seconds.

Guthrie confers with clerks, does that mean a continuation or do they start again? Clerks say it would go to another agenda and open up to further delegations.

Guthrie says he's tired too, but would like to push through and get to a decision. Maybe if council doesn't waste their time - himself included - they can get this done. Downer says that councillors can confer with staff offline.

Allt says that Caton and maybe Caron have potential follow motions, what happens with a referral or if they lose quorum. Guthrie says it doesn't matter, got to take referral motion. If it passes, it will go to another agenda and they can get picked up then.

Billings says that she remembers a situation like this before and it was a continuation, do they have to start this matter all over again. Guthrie says that's a recess, but they've also added caveat for no delegations to the referral. Billings says they can amend the referral.

O'Rourke withdraws her referral, and no one on council objects.

Allt moves to recess until November 20 at 6 pm.

Guthrie says there's requirements under the planning act about notice so maybe they can't pick random dates.

Guthrie resets, the motion is to recess and resume the meeting at the discretion of the clerks office. Allt says that's great editing! Klassen seconds.

Guthrie asks clerks to recess this one item or the whole meeting. Clerks says that's the rest of the meeting so everything that's still outstanding.

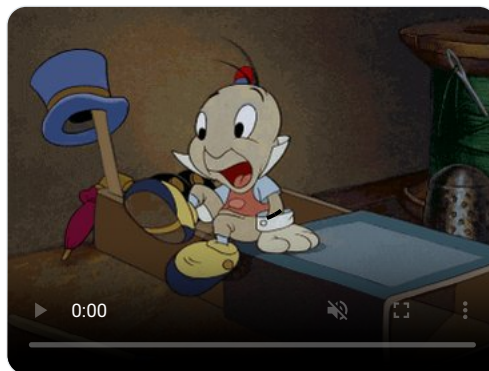
O'Rourke asks if the planning bylaws will not be enshrined in bylaw. Guthrie says that's right.

The recess vote passes with Caton, Guthrie, Caron, Goller, and Downer voting against.

Guthrie asks for order in the room.

He says to the clerks that they might want to decoupling some issues from the rest of the agenda. Maybe they can ratify those things, and then attach the remainder of this somewhere else.

Council is recessed, so that's a wrap for night!



@threadreaderapp unroll please!

...