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Dec 10, 2024 · 100 tweets · [adamadonaldson/status/1866581654011265263](https://twitter.com/adamadonaldson/status/1866581654011265263)

Coming up at 4 pm it's this month's planning meeting, and it's another busy one:



City Council Preview – What's on the Agenda for the December 10, 202...

This is not going to be a laidback kind of planning meeting that will allow council to coast before the start of Christmas holidays. Get ready for a look at some major planning policy including aff...

<https://guelphpolitico.ca/2024/11/29/city-council-preview-whats-on-the-agenda-for-the-...>

Anyone else want to "opine" on this topic (to borrow the mayor's phrase), phone in now!

LIVE

22

To delegate

Please call 519-837-5603

Mayor Cam Guthrie

18

Dylan Fraser is back from OnePoint and he says that his group is thrilled with the work done so far, and is looking forward to council approving it.

Now back to council, Busuttill/Allt move the recommendation:

Recommendation:

1. That Council approves the final recommended 2024 Housing Affordability Strategy, included as Attachment-1 to Report 2024-517, dated December 10, 2024.
2. That the City-initiated Official Plan Amendment No. 101

Page 3

for the new affordable housing targets be received and approved in accordance with Attachment-2 of Report 2024-517, dated December 10, 2024.

Busuttil asks about the conditions Guelph approved for the Housing Pledge. Staff says those conditions have not been met.

Busuttil asks if it's right that they're look at building 1,057 deeply affordable units through the County over 10 years. Half-true, it's 2051 that's the deadline.

Busuttil: Can't equity be a lens through this whole process?

Matthew: We think it is woven through the process, look at Grace Gardens and Shelldale as examples. All the priorities are important, but something has to go first.

Guthrie reminds everyone that this is a strategy, and there are like 30 things. Not here tonight to get into the grain on implementation, because those reports are coming back in the new year. Need to stay high level today.

Allt says we need to be real and not just aspirational, wonders if Guelph has the land capacity anywhere close to Waterloo? Walkey says the land strategy will be coming back to council in the new year.

Allt asks about relabelling things primary, secondary and tertiary. Doesn't want people to think things are not a priority. Holmes says that's fair, but again reiterates that there's no way that they can do all the things at the same time.

O'Rourke asks about considering some of the suggestions made by delegate and correspondences, ie: strategic partnerships? Matthew says the strategy comes with 50 indicators including annual reviews. They can be nimble and flexible.

On some comments about County social services, O'Rourke notes that that 4 cllrs sit on that committee and can raise concerns there. Also, they sit on Health and Housing Community Planning Table, and there will be room for people there.

O'Rourke asks how the City can make people aware of what programs are available?

Matthew says that it will be easy to find on the website, but they can also reach out directly to the people who delegated today.

Goller asks about tax incremental fee, is there a timeline for a report that council asked for? Staff says that they think something will come back in Q1, Q2 at the latest.

Additional from Busuttil/Caton, moving the protection of affordable housing to the highest priority.

**Final Recommended Housing Affordability
Strategy, 2024-517**

Councillor Busuttil



1. That the 2024 Housing Affordability Strategy be amended to prioritize the protection of affordable housing by moving action 2.1.1 into the high priority actions and that staff report back on this action with a recommended approach and implementation schedule through the semiannual Housing Update in March 2025.

Busuttil amendment is approved.

Billings asks if there will be future projections about construction costs or inflation in annual reports. Staff say that it's hard to look far out to 2051 with any accuracy.

Billings: So the answer is no.

Staff: Correct.

Billings (begrudgingly): I'll take this offline then.

Guthrie says that the frustration about housing is so palpable, that people are taking any opportunity to raise their concerns. The City is not ignoring the crisis, and there's a role of council in many different ways, but the heart of the matter is the dire need.

Main motion as amended is approved unanimously.

Next, Special Meeting of Council for Downtown Heights Study under Section 26 of the Planning Act.

Presenting are:

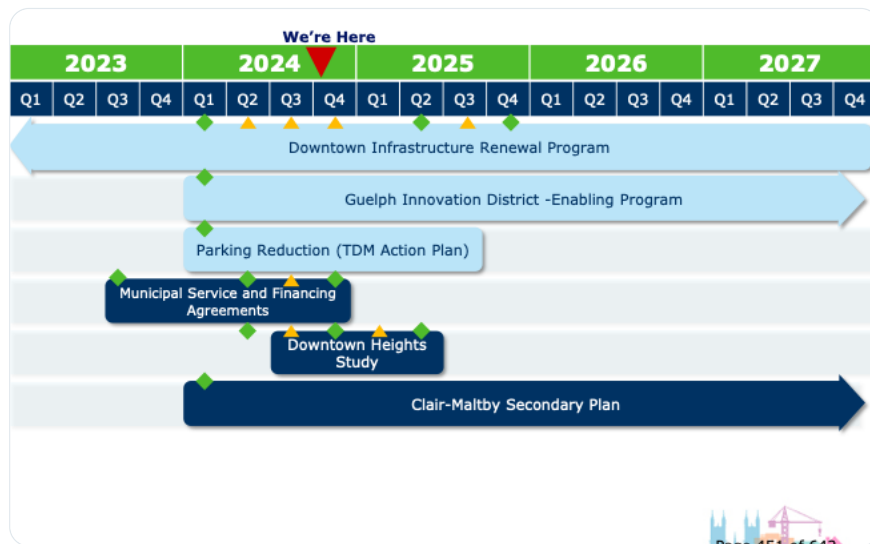
Brenna MacKinnon, Project Manager, Policy Planning
Stacey Laughlin, Downtown Revitalization Advisor

Purpose:

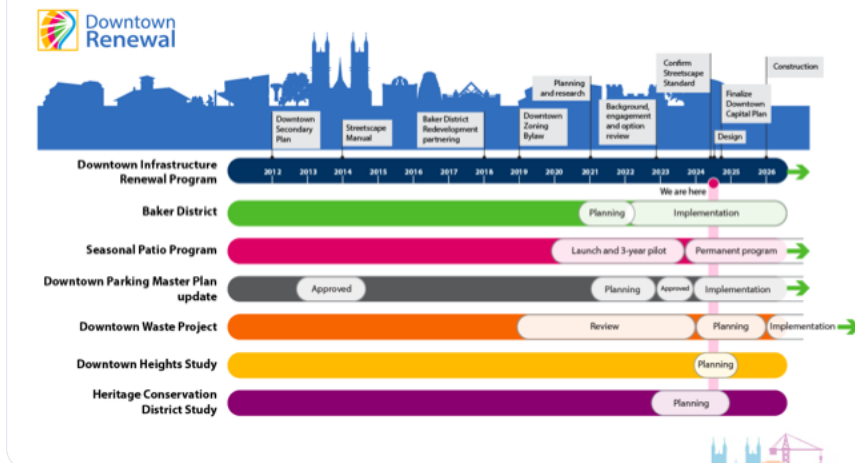
- Formally launch the Heights Study
- Purpose: undertake a review of the building heights in the Downtown Secondary Plan area and make recommendations for changes
- Develop built-form standards for tall buildings that would apply city- wide

No pun intended, but this has to fit into the bigger picture of housing and other planning concerns in the city. You may recall that downtown was once approved for 23 storeys downtown, and that got yanked by the ONgov. Still, council sought guidance.

Reminder: This is one piece of the puzzle.



DT Heights Study & DT Renewal



Consideration:

- What is 'tall' in the Guelph context?
- How are the following aspects being considered:

Topography, natural heritage

Cultural heritage

Parcel Size

Protected view corridors to Basilica of Our Lady

Major Transit Station Area

Technical considerations:

- Updated land use assessment
- Policy context & municipal scan
- Sun / Shadow impacts
- Wind Impacts
- Impacts on public gathering spaces

The feedback so far in 3 categories:

- Building Height should not be limited. The more density the better.
- Taller buildings should be permitted but maintain views to the Basilica.
- Do not change existing height permissions. The Downtown Secondary Plan got it right.

Next steps:

- Jan: Draft OPA / Built Form Standards Jan/Feb: Community Engagement
- Feb: Stat Open House & Public Meeting
- March: Revisions to Draft OPA/Standards
- April: Council Decision Meeting

Two delegates: Stephen Litt from Vive Development and David Galbraith from Skyline Holdings who will present as one. They admit that they don't have all the answers, but there's a lot of rational reasons to approve more height downtown.

Goller asks about climate impacts of tall buildings. Litt says that there's no natural gas in these tall buildings, and air source heat pumps are in the roof. The can't sink these costs in smaller buildings.

Recommendation:

That Staff be directed to proceed with the Section 26 Official Plan update as outlined in the report titled Special meeting of Council to commence the Downtown Building Heights Study dated December 10, 2024.

Goller asks to see a little more consideration about the environmental factors, does staff need a motion for that? Walkey says that there will be more information about greener standards that will apply city-wide throughout 2025.

Walkey adds that this is the best approach, but it's not the scope of this work because it would take even longer to complete. The City can't mandate things like the installation of heat pumps.

Guthrie asks what the alternative: Building 300 single homes on greenspace? Goller says that we've got to ask the question in order to get an answer.

Guthrie says that it seems like Goller is trying to preemptively make some decisions before the report comes back, it's cart before the horse.

Busuttill asks about underground infrastructure impacts. Laughlin says that they're working with engineering to figure that out, but the intentions for DT infrastructure go beyond 2051, but the desire is to make sure they're not ripping up streets as soon as they're put together.

Caton asks if its possible to qualify the number of accessible apartments by height considering that's factor in the building code. Laughlin says that's doable, but based on some assumptions.

Gibson says he encourages everyone to think about what downtown might look like in the year 2100. This is about more than what happens in the next 10-15 years.

Caron asks if the principles of the Downtown Secondary Plan are still alive as they're looking at this. Laughlin says yes, and they lean on that plan as the framework for all work downtown.

Goller's put his thoughts into a motion, seconded by Caron:

Special Meeting of Council for Downtown Heights Study under Section 26 of the Planning Act -2024-488, 2024-488
Councillor Goller



1. That the environmental impact of built form, including carbon footprint, energy consumption, greenhouse gas emissions and heat islands be considered as part of the downtown building heights study.

Laughlin says that she has concerns with the request because it's a scope change and there are so many ways to build buildings.

The motion fails, I think, 11-2.

Vote on the main recommendation passes unanimously.

Guthrie calls a 10-minute break before tackling the last two items!



Back at it with Decision Meeting – 8 Mitchell Street Proposed Zoning By-law Amendment File OZS24-011. After coming to council for a first look back in October, staff are recommending approval of this new project and its four semi-detached dwellings and eight ADUs.

There are six delegates starting with Marcel Schlaff. He lives across the street and says the parking issues will affect the area in a very bad way. He says that there could be as many as 20 cars here and there's no accommodation for waste container storage.

Sarah Wootton is next. She also says that this will exacerbate the unsustainable parking situation, there's already serious competition on Arthur Street North for parking. If there's no parking support, then heritage homeowners should get dedicated spots on the street.

Now it's Martin Cleaver, who says every neighbour he's talked to wants revisions. Wants to fix the garages and rooflines that fall outside the character of the area since they're more of a cookie cutter subdivision type.

Concerns with Current Proposal

- The “blocking” of semis and ADUs **do not fit** the character of the area.
- Falls short of **larger potential density opportunity** to meet Ontario's population goals.
- Missed **opportunity for creative**, community-focused design.
- Exacerbates **existing** parking **issues** and damaging neighboring mature trees.



Cleaver says that this property is not right gentle density, and it might be better suited for a low rise.

Next is Lenore Ross, who's a professional planner, and she says that she doesn't support housing at any cost, and that's what the ONgov is trying for. Parking is a major concern, but she's also worried about trees.

Next is Susan Schappert, who's a professional heritage planner. Shares concerns about parking and trees, but she wants to talk about overall heritage character. She says recent changes in the area have resulted in a number of lots coming up for redevelopment.

Schappert wants a heritage conservation district study for this area that would be community lead. Busuttill asks if they've talked to staff about this, and Schappert says that they have a meeting later this week. She knows this would be something new for Guelph.

Matthew Glass is the last delegate on this. He says he's rebuilt his own heritage house, and would like to see council support the call for a community-driven HCD study. Name checks parking, which will impact people in the new development too. Calls it an "eyesore".

O'Rourke/Richardson move recommendation:

Recommendation:

1. That the application from Van Harten Surveying Inc. on behalf of 8 Mitchell St Inc. for a Zoning By-law Amendment to change the zoning from the current Neighbourhood Institutional (NI) Zone (2023 – 20790) to a Specialized Low Density Residential (RL.1-26(H)) Zone to permit the proposed semi-detached dwellings on the lands municipally known as 8 Mitchell Street be approved in accordance with Attachment-5 from Infrastructure, Development and Environment Services Report 2024-445 dated December 10, 2024.

O'Rourke asks if the City can do dedicated on-street parking for homes without driveways? Walkey says the review of on-street parking policy in 2025 is the place to ask for that.

O'Rourke: If the City votes to pause this, does that put the City in line for penalty or OLT tribunal?

Walkey: Already missed timelines, and if council puts on any caveat it's a non-decision and the applicant has directions they can pursue too.

Walkey adds that there will be no financial penalty for the City because that legislation was revoked, but it does impact her nearly perfect score for approved applications.

Goller asks about balancing a project that looks newer in an older neighbourhood. Walkey says in days one by they would have had site plan control for four units and above, but they

don't anymore.

Goller asks about next steps if council approves. Staff says the next step is consent to sever at a future Committee of the Whole meeting. The severed properties can then be registered and the applicant can proceed to building permit.

Caron asks about the development of ADUs on the Mitchell frontage, can they do that? Staff says only 3 ADUs are allowed on semi-detached lots, so that's all there's going to be.

Downer says the community led HCD is intriguing, but if that's done can they then request the interim control bylaw? Walkey says its possible if done within a year, and there are other plans in the works, plans meant to increase the housing supply.

Allt says O'Rourke asked his question and didn't get the answer that he wanted. He sent a motion to clerks, but he's not going to put it on the floor.

Goller says that he will be (reluctantly) supporting this motion because the alternative is to make the project more expensive and get it wrapped up in litigation. The developers live in Guelph so he hopes they're in earnest.

Caron wants to change the wording to "shall" on requiring that extra parking, if only to elevate neighbourhood concerns. Gibson seconds that.

O'Rourke notes that Walkey said it was her preference that council not do that, and every month council does things to add to parking problems. Walkey says if she's subpoenaed by the OLT she cannot support the motion.

Goller asks about the cost of a lawyer when council goes against the staff recommendation? Walkey says that would be a one day appearance plus prep, between \$10k-\$25k.

Walkey says that the planner has made designs and shared them on the neighbourhood. If they don't follow through that's something council can consider the next time that the developer comes with a project.

Guthrie says that he won't support the motion because he trusts the developer and if they don't follow through, then yes, council will remember.

Caron motion (below) fails 5-8. The main motion approved.

**Decision Meeting – 8 Mitchell Street
Proposed Zoning By-law Amendment File
OZS24-011, 2024-445**
Councillor Caron



1. To amend Subsection 18.1.26 (a)vii to change the word "may" to "shall" with respect to the provision of 4 additional parking spaces accessed from Mitchel Street.

Motion to go over 11 pm approved (Allt against).

Next and last, 37 Christie Lane: Application to Deconstruct a Cultural Heritage Resource. fter last month's meeting to merely approve the steel structure of the old Rutherford Conservatory for heritage designation.

The University of Guelph has moved quickly to file this application to demolish the conservatory and retain a structural engineer to prepare a plan to save the salvageable steel. Staff are recommending approval.

Mallon says the application was expedited due to safety concerns about snow loads on the roof. It includes the plan for the careful deconstruction and the salvage of possible steel elements. Heritage staff say this is order.

Alexander Kruker from Heritage Guelph says he's here to provide some context: This was a top priority asset, they got 1st report in July, met 8/9 criteria, no pressure from HG at Sept meeting, so HG proceeded with designation.

The U of G said then that it was their wish to oppose the designation, and demolish it. Krucker says the job of committee is to give advice about heritage quality and that's what they did. HG passed a lengthy motion at their December meeting on this:

Heritage Guelph Motion – December 2, 2024

- That Heritage Guelph supported staff's recommendation to Council to provide notice of intention to designate 37 Christie Lane, in its current form, pursuant to Part IV of the Ontario Heritage Act.
- That Heritage Guelph does not support demolition or deconstruction of 37 Christie Lane.
- That Heritage Guelph advises Council to defer discussion related to deconstruction/demolition of 37 Christie Lane to their January 2025 planning meeting, in order to allow for greater public consultation and consideration of alternatives to deconstruction/demolition.
- That Heritage Guelph advise Council that no deconstruction application be granted until after a design for the commemorative structure is completed and has been reviewed by Staff, Heritage Guelph, and Council.

Page 608 of 642

- That Heritage Guelph advise Council to encourage the University to complete immediate maintenance items outlined by Tacoma Engineering regarding the painting and protection of steel components to protect further loss of heritage elements. That glass be removed temporarily and stored to prevent further damage from snow loads.
- That Heritage Guelph advise Council to amend the notice of intention to designate to include the following in its attributes list; that the limestone, which was salvaged from non-extant OAC barns and localized to Guelph, be included in the list of heritage attributes informing the deconstruction and design of a commemorative structure. Its potential for salvage being identified by the engineering report.
- That Heritage Guelph advise Council to amend the notice of intention to designate to include the follow in its attributes list to include the glass as a heritage attribute and salvageable material.
- That Heritage Guelph advise Council that as much of the salvageable material be retained and that all salvaged material be used in the design of the commemorative structure and not some, as indicated by the University's letter (November 29, 2024). That Council should direct the University to complete both a pre-deconstruction and post-deconstruction salvageable material audit using a CAHP certified professional, and that these reports be provided to Council, Staff, and Heritage Guelph.

Krucker says that they would like to see more time to consider the fate of this building and more time to go engagement. Heritage Guelph stands by its recommendation, and all the attributes contribute the understanding of that building.

There are five delegates starting with Aimee Puthon. She notes the heritage attributes of the conservatory, and she understands that it's rare for a Guelph building to score an 8/9. It's irreplaceable. This wouldn't be the first time Guelph tore down a building for 🏠.

Puthon notes a petition to save the conservatory, which has nearly reached its goal of 1,500 signatures.



**SAVE
FROM
DEMOLITION**

**HELP PRESERVE
A CROWN JEWEL**



Sign the Petition
 SAVE UNIVERSITY OF GUELPH'S RUTHERFORD CONSERVATORY (1930)
 FROM DEMOLITION
<https://www.change.org/p/save-university-of-guelph-s-rutherford-conservatory-1930-fro...>

Next is Betsy Puthon (relation?), who says the greenhouse has been a great community builder on campus. She also cites the 8/9 heritage criteria score, and if council won't protect something that gets 8/9, what will they protect?

Puthon said that the alumni put together an endowment fund in the 90s to restore this building, and there's still \$800k in that account. Guthrie asks if she knows if that fund is still available, and Puthon says it is. The U of G has said they'll put up \$1 mn for the demo.

O'Rourke asks if she's talked to the U of G. She says that they've not responded to any of her queries.

Next, Alex Smith who objects because Heritage Guelph had no input on the decision that was reached in November, it makes a vacant lot and a "pile of steel" a heritage asset. He notes that the U of G gets to decide how much steel is salvageable.

And last it's Harry Baaker, AVP Physical Resources at the U of G. He says last month's decision was a "win-win" and they look forward to being a collaborative partner with the City, but they're disappointed with the HG motion which is the opposite of collaborative.

Klassen asks Bakker if there's been any effort to work with alums about saving the conservatory, and what about that endowment... Bakker says an alumni team spoke to the Rutherfords who understood how cost prohibitive it was to save the greenhouse.

On the endowment, Bakker says the amount was something that could be used for "minor, routine maintenance," but they would need now \$250k per year to maintain it.

Busuttil says she was surprised to hear Bakker describe it as "ornamental", did the admin not want to incorporate it in other ways. Bakker repeats that they looked at repairs, but it was in excess of \$4 million and that was too pricey given other priorities.

Goller asks about the tying of funds to student housing, what happens if council changes its mind? Bakker says they're looking at advancing student housing as a priority, they want to invest in that and not necessarily the conservatory.

Guthrie calls the recommendation a ratification of what they've already done. O'Rourke moves the recommendation.

Recommendation:

1. That City Council approve the deconstruction of the Rutherford Conservatory at 37 Christie Lane on the condition that salvageable steel be retained and conserved for future use in a commemorative structure.

Allt asks if they reject this, nothing happens, yes? Mallon says that's correct.

Guthrie asks about recourse from the U of G. Walkey says they could still object to the designation, and that deadline is December 20.

See what happened to 106 Carden tonight.

Walkey says that's it not the normal process to pull the designation or reconfigure it after it's passed. Apparently, it's not necessarily a motion of reconsideration.

Guthrie asks if HG's position with their motion, is that out of scope compared to what's allowed by the Act? Mallon says he doesn't believe so, to do what HG suggests to reissue the NOID is inline, the only thing out of scope is the call for public engagement.

Busuttill says this building was neglected by the U of G, it was an intentional choice not to preserve the building. She doesn't have a lot of faith in commemorative structures (Mitchell farm).

Klassen notes that HG had requests to save the glass and the limestone, so at this point can they save those materials. Mallon says that's not the direction staff was given in Nov, they can encourage it, not require it.

Klassen says that she feels the decision was rushed, and the overwhelming value is apparent. It's got a lot of significance to the community, and there's still no certainty that the U of G will follow up.

Chew appeals to colleagues and the U of G to keep up collaborative spirit and relationship building. There are opportunities here and he doesn't want this to go to the OLT. Heritage isn't just about preserving stuff, but no one's taken ownership of the greenhouse for a while.

O'Rourke asks why they can't require preservation of the limestone now. Mallon says they can only require what it a heritage asset in the bylaw, they would have to pull it and start again from scratch.

O'Rourke says she takes no pleasure in this, the U of G says they can only save it for a short period and at great expense, and got the opinion of three planners to get there. What the U of G is proposing is next best option.

Klassen and Goller move this amendment (Guthrie asks council to wrap this up before midnight):

37 Christie Lane - Application to Deconstruct a Cultural Heritage Resource - 2024-514
Councillor Klassen



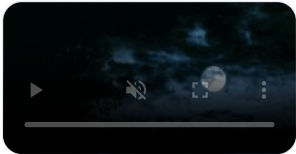
- 1. That Council encourage the University of Guelph to retain to the best of their ability as much of the salvaged material from 37 Christie Lane and include and incorporate both limestone and glass into the redeveloped commemorative garden.

Klassen amendment approved unanimously.
Main amended motion approved unanimously.

Bylaws of the week approved (as amended):

*6.4 By-law Number (2024) - 21024	628
A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph to permit up	
Page 6 of 7	
to four dwelling units on low density residential lots through changes to accessory dwelling unit regulations and allowing fourplexes.	
*6.5 By-law Number (2024) - 21025	636
A by-law to dedicate certain lands known as Block 45, Plan 61M-147, City of Guelph as part of Ingram Drive and Block 46, Plan 61M-147, City of Guelph as part of Wideman Boulevard.	
*6.6 By-law Number (2024) - 21029	637
A by-law to confirm the proceedings of a meeting of Guelph City Council held December 10, 2024.	
*6.7 By-law Number (2024) - 21030	638
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 part of the property municipally known as 8 Mitchell Street, legally described as Part of Lot 6, Northeast Side of Perth Street and South Side of Mitchell Street Registered Plan 99 being Parts 2 and 3, 61R-2011, City of Guelph (File No. OZS24-011).	

That's a wrap for tonight. We're back at it at 9 am for the last council meeting of the year!



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