



Adam A. Donaldson @adamadonaldson

Jan 21, 2025 · 86 tweets · [adamadonaldson/status/1881806973806780607](https://twitter.com/adamadonaldson/status/1881806973806780607)

Coming up at 4 pm, it's this month's planning meeting! The is what they're planning:



City Council Preview – What's on the Agenda for the January 21, 2025 ...

Let's start planning! For this first planning meeting of 2025, there are three big items on the agenda, one decision and two new proposals including one new piece of planning policy. From a n...

<https://guelphpolitico.ca/2025/01/10/city-council-preview-whats-on-the-agenda-for-the-j...>

Mayor Guthrie calls the meeting to order after the closed session.

On the closed meeting item, 1242-1270 Gordon Street and 9 Valley Road – Ontario Land Tribunal Update, Guthrie says council received legal advice and gave direction back.

Disclosure of Pecuniary Interest or General Nature Thereof? Nope!

On consent: 56-58 Glasgow St. S.: Intention to Demolish a Cultural Heritage Resource – A demolition application for this property came to the City last fall, but there was a dilemma: It's on the heritage list...

Now, the property isn't designated, but for the demolition project to proceed, it will need council approval. According to planning staff, the property "does not meet any of the prescribed criteria for determining cultural heritage value or interest, according to ON Regs.

Recommendation:

That 56-58 Glasgow St. S. does not meet the criteria for designation under Part IV... and that the demolition of 56-58 Glasgow St. S. be approved.

That 56-58 Glasgow St. S. be removed from the Municipal Register of Cultural Heritage Properties.

Is approved!

First, Public Meeting Report Draft Official Plan Amendment and Draft Community Planning Permit By-law.

Presenting are:

Brenna MacKinnon, Project Manager

Justine Giancola, Dillon Consulting

This is part of the work initiated by the receipt of the Housing Accelerator Funding last year.

In Guelph, the pilot phase will focus on two areas: Downtown and the Stone/Edinburgh area.

Why those two areas? They've both been previously identified as "strategic growth areas" meaning a focus on high density, mixed use, and transit improvements.

The project aims to incentivize the creation of 35 housing units, and it's doing it in two phases. Phase one is the focus on Stone/Edinburgh today and phase 2 will focus on downtown after the completion of the height study. A lot of public engagement's been done on this.

Feedback received included more accessibility, more transit, more bike lanes, less traffic, less parking, more red light cameras, unique spaces, human scale design, community involvement, transparent cost, repurposed spaces, and affordability.

Engagement

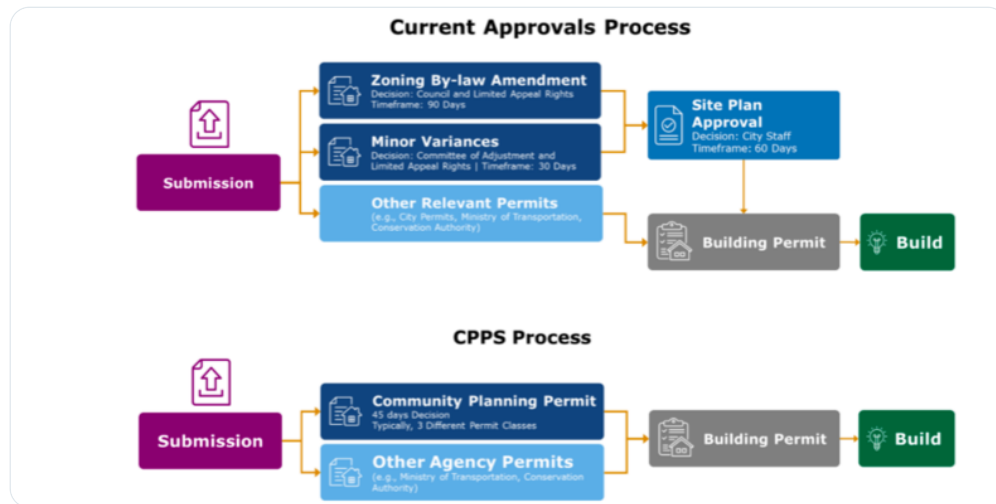
- **Two Open Houses** held October 30, 2024 and November 27, 2024 at Priory Park Public School.
- **One Virtual Open House** held on November 21, 2024 via Zoom.
- **Pop up events** held at the Shelldale Centre, Guelph Farmers' Market and Victoria Road Community Centre.
- Mapping exercise and Survey conducted online through Have Your Say.

So what is a CPPS? It's a land use planning tool previously known as a development permit system. It's an alternative way to regulate land use on either specific area or whole city, Guelph is doing the former.

You need an OP amendment, and a community planning permit bylaw what would replace the typical zoning bylaw process. it combines Zoning By-law amendments, minor variances, and site plan applications into a single approval process. Also, it's 45 days instead of 180.

The City can lay out a series of criteria or conditions to help the municipality achieve set objectives. This would be the first time that Guelph would use a CPPS, and is meant to provide stability and flexibility simultaneously.

See the difference!



Anything that would require an OPA would be outside this plan, this is essentially about facilitating things already accounted for in the Official Plan, it also doesn't cover the division or separation of land.

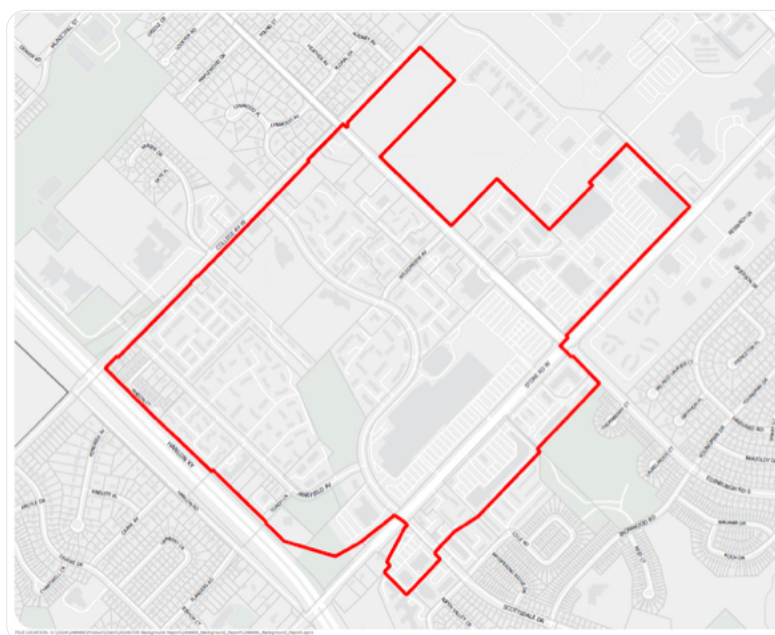
So why?

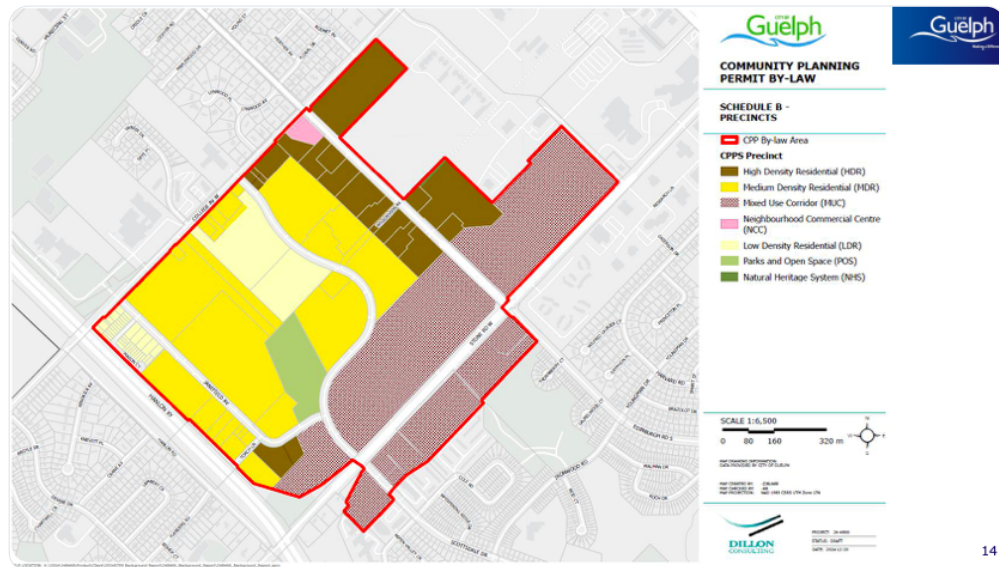
- Make development approval process faster and more streamlined by combining 3 apps into 1
- Secure community needs (ie affordable housing) by permitting taller buildings in exchange for affordable units.
- Plan for LT growth comprehensively within a priority growth area.

The Vision:

- Variety of uses: a mix of compact urban form and development
- inclusion of parks and community spaces.
- infrastructure to support active transpo & more homes/businesses on bus routes.
- Increased density: minimum of 160 people and jobs for every hectare of land by '51

Permit area and the area divided by precincts:





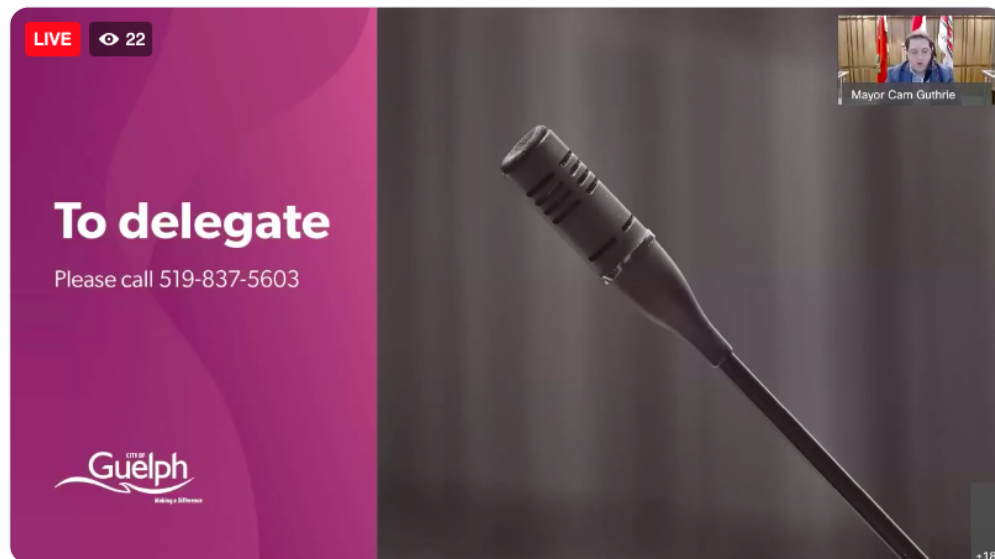
OPA 80 and CZB having been recently updated, most of that is carried over into the proposed CPPS. College/Edinburgh allows mixed use and commercial retail already, and there's also natural heritage areas that will carry over.

Next:

Feedback from the community, Council, and other stakeholders will be taken into consideration for recommended version of OPA.

-By-law and OP policies anticipated to be brought to Council for a decision on April 8, 2025.
Feedback due by February 28, 2025.

There are no delegates for this who signed up in advance, no one in the room either. You can call in if you like though:



No call ins either, so back to council for Qs. Reminder: Council is only voting to receive the report, no final decision is being made on it.

Cllr Busuttil asks about the schools in the area. MacKinnon notes that there is a trail behind one of the schools but that is owned by the school board. It's coloured as residential on the map, but their zoning is institutional.

Busuttil asks about a third slide about public process, because she's concerned about the impact there. Giancola says they can take that back because public process follows the type of development being proposed.



Busuttil: So this is the only input people can have on planning in this area?

Giancola: There's no minimum notice requirements from ONgov, but the City of Guelph has routinely gone "over and above" on this are building that into the CPPS plan.

Cllr Caron says that where class 2 and 3 does not strictly conform to the approved use there should be signage posted on site. People aren't necessarily sitting on the City's website looking for changes in their area. MacKinnon says they're looking at that.

Caron asks about people zoning, we're not doing that right? MacKinnon says they're not.

Cllr Downer asks if there will be a need for more staff. GM Planning Walkey says she doesn't think there will be a "rush" on applications. They've already been in touch with area developers.

Cllr Goller asks if 4plexes will be allowed in this area. MacKinnon says it was a timing issue, the appeal period for the 4plex bylaw was still outgoing when this draft was completed.

Goller asks about feedback from developers, will this enable more units? Giancola says overall this is a tool that can streamline approvals but there are a couple of areas that they will need massage.

Cllr O'Rourke asks about those concerns. Giancola says there will be a number of one-on-one meetings, but there was concerned raise about bringing back site plan for 10 units or less, and the need for some additional studies as possible impediments.

O'Rourke asks about big changes. Giancola says there are some subject properties that will be rezoned, and that's in fig 2 of the OPA proposal. The rest of the zoning will be put in CPP bylaw, development standards are same as CZB, but zoning threshold is new.

Also check out table 1.2 where height and density can be increased in exchange for offering affordable units, and if that sounds like the old standard of bonusing, that's because it is.

O'Rourke asks if this speeds up the process for Alma phase #2. Walkey says that they've already gone through zoning and are at site plan so they're ahead of this process.

Why no apartments on 1st floor and basement in mixed use buildings? Giancola says that follows current bylaw, and because they want to hold on to some commercial space if a whole building is being transformed.

Cllr Caton says that she would like to see some ramps added in the diagrams. They know that the City can't demand them, but perhaps they can demonstrate ideal standards for accessibility.

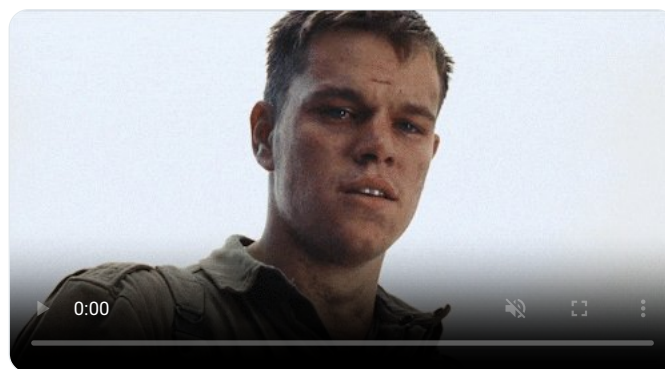
Guthrie says that anything that hinders or adds new regulations is a non-starter. Especially if we're talking about different standards on different sides of the street.

Guthrie asks about a review process of the bylaw. Giancola notes that there can be no developer seeking a change to the CPP for the first 5 years, but otherwise there's no plan for automatic review. Guthrie says that they might want to look at ways they can massage growing pains.

There's also no process for third party appeals under this, and a class 3 that comes to council will be treated like a typical planning process. Guthrie notes that this is supposed to make things easier, quicker and more transparent. Also, get feedback in b4 April.

Motion to receive the report approved unanimously.

Apparently, we're taking a 55-minute break till the next item. Back at 6!



And we're back with the Public Meeting Report 115 Watson Pkwy N Proposed ZBA File OZS24-015 Ward 1.

Lindsay Sulatycki, Senior Development Planner, will present. This is a property just north of York Road and surrounded by Watson Parkway North on the west and north and Watson Road North on the east.

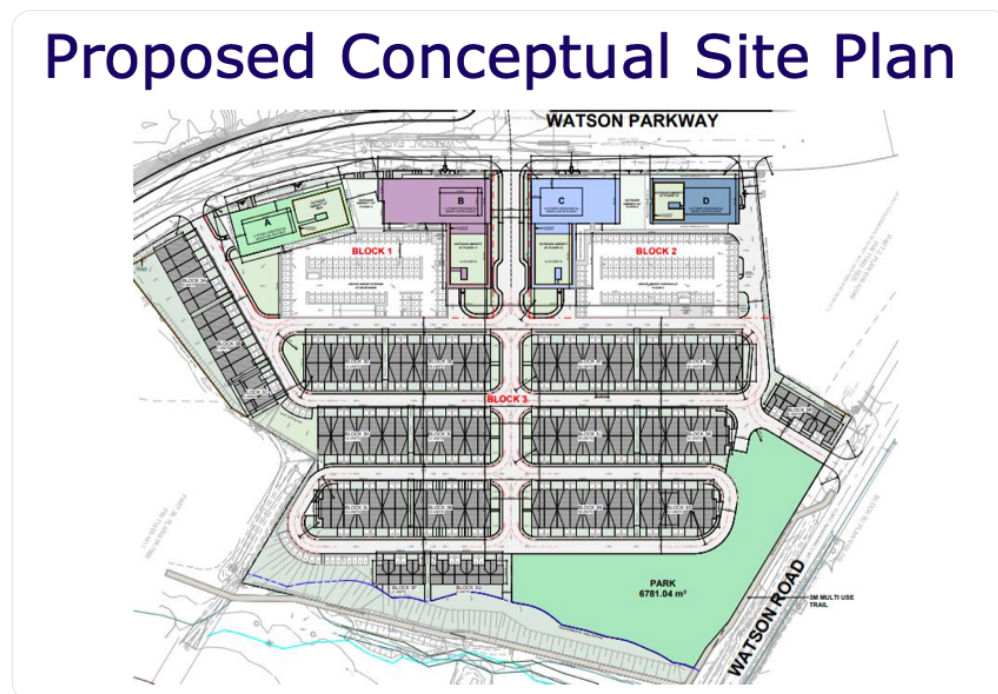
There's nothing there now, but a developer wants to build 1,120 units including four mixed use buildings with 928 dwelling units and ranging in height from 9 to 14 storeys plus 31 on-street townhouse units, 170 back-to-back townhouse units.

The plan also calls for 2,818 square metres of at-grade commercial space, a neighbourhood park and conservation of natural heritage system lands.

Subject lands: Currently vacant with "limited vegetation".



What it might look like:



This predominately designated Commercial Mixed Use Centre and Significant Natural Areas. The applicant has produced an environmental impact study for that second part. They're also looking for some site specific zoning requests.

Among them:

- a severability provision
- residential density of 250 units per hectare
- allow for a max building height of 14 storeys
- minimum dwelling unit width of 5.9 metres
- allow for a max lot coverage of 70% for back-to-back townhouses

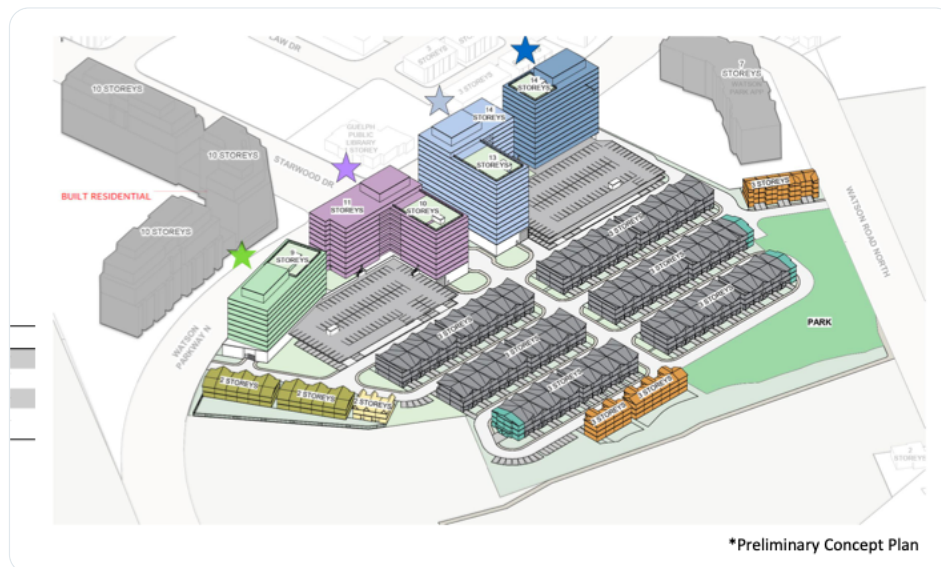
Note: This is only the statutory planning meeting for this development, and no formal decision will be made about it at this time.

There are five delegates listed, all on behalf of the developer:

- *Jonathan Roger, Zelinka Priamo Ltd
- *David Cogliano, Watson Holdings Inc.
- *Jeff Lerch, Watson Holdings Inc.
- *Anita Yu, Watson Holdings Inc.
- *Ali Afrasiabi, Watson Holdings Inc.
- *Joe Valela, Watson Holdings Inc.

Guthrie clarifies: Only one will be speak, and the others are here to offer technical information. Roger is the designated speaker.

You can see Roger's presentation here: . It does offer a better look at what this project might look like conceptually. <https://pub-guelph.escibemeetings.com/filestream.ashx?DocumentId=57309>



Part of the project is the proposed extension of Starwood Drive, which will serve as a gateway to this development which will feature private roads that will allow access to the total area. This is the view from Starwood at Watson:



More views!





*Images are conceptual



*Images are conceptual

The proposed amendment will:

- Expand permitted housing forms
- Determine appr. regulations on site- specific basis
- Implement the NHS boundary
- Reflect proposed parkland (dedicated to the City)
- Refine the Floodway Zone
- Remove the H10 and H12 Holding provisions

Been in the works for a while:

Process Timeline



Questions? Cllr Gibson asks about the commercial study and the reduction of space? Roger says the commercial space has been doubled since neighbourhood meeting, and exceeds OP target.

Gibson asks how the parking allotments will complement each other depending on use. Roger says there's a surplus parking in the townhouse portion, and there are some synergies between residential and commercial depending on time of day, plus transpo management with buses, bikes.

Gibson asks the developers to think about garage spaces that are appropriate for families, "Think minivans", he says.

Gibson asks about interest from commercial tenants. Joe Valela says there's a lot of interest, they're just looking for this approval to start committing.

Cllr Caton asks about traffic and intersection impact. Roger says they've prepare impact study and that's being reviewed by staff. He says they have what they need to make a determination.

Caton asks if they know how many trees they'll be planning. Roger says they've provided a master landscape concept plan, but doesn't have a firm number. Accessibility? Roger says 15% accessible units will be the threshold, but they'll shake that out at site plan.

Caron asks about the park at the south end, that would be accessible to anyone? Roger says the intention there is to make that public parkland. Caron asks if they'd have to walk thru the private complex if coming from Watson/Starwood, will it be walkable? He says there's a plan.

Caron asks about communal parking instead of driveways. Roger says back-to-back towns are different from streets. Valela says they looked at it but marketing says people want to park were they live.

"People love their cars, it's Guelph," Valela says. Some one council laugh.

O'Rourke asks this is a tight development, and wonders if any community benefit goes beyond the minimum? Roger says "community benefit" doesn't mean benefits for the broader community under the Planning Act. It's an awkward site & can only accommodate buildings in certain ways.

O'Rourke asks if there any affordable units in this project. Valela says the site was design with affordability in mind, purpose-built rental and condos.

O'Rourke: So market affordability with volume?

Valela: Yes.

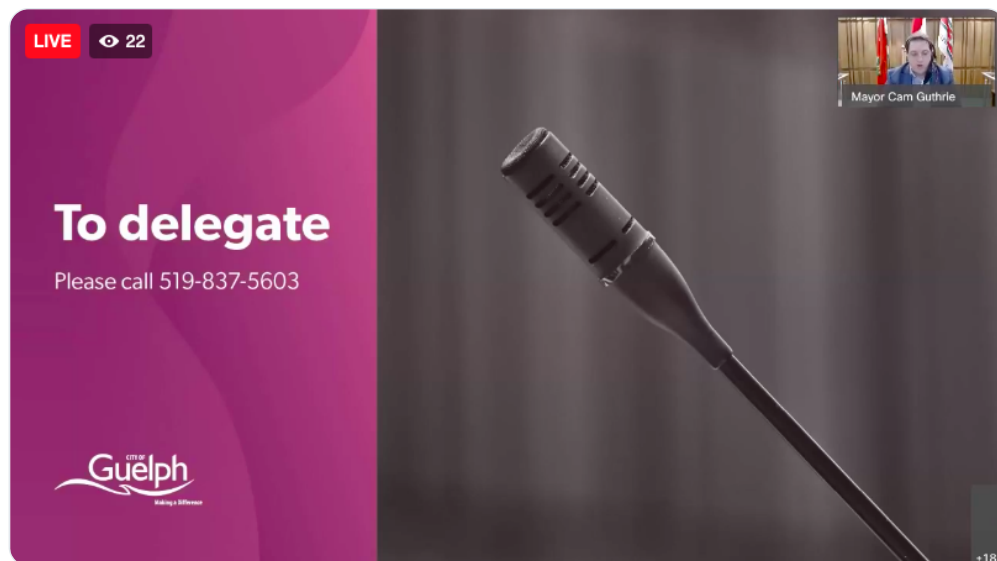
O'Rourke asks if there's any chance making the green space more central. Roger says the spot was carefully considered, it's got to be on the outer edge and it's connected to the natural heritage system.

O'Rourke asks about potential overfill parking. Valela says that they will plan how to let residents use the commercial parking and share those facilities.

Cllr Allt asks about enviro. improvements, net zero et al. Roger says there will be EV chargers, energy efficient fixtures, dark sky compliance, etc. Valela says they're not considering net zero "at this time."

Guthrie asks how fast the developers are looking to start. Valela says they want to start site plan ASAP, and they've got to start condo app soon after that. "We're not going to hold back, we're going to go 100 mph," he says.

Got a beef with this development:



No calls, so back to council.

Gibson says the park location is a good conversation, but he likes the location because it will seem a bit more open to the public as it fronts onto a road. He notes this is a long-time coming, especially for a vacant land, and especially with the lack of commercial in the east.

Caton says they're also thrilled about something happening in this space, but her hope is more an accessible surface playground due to the building heights.

Caron says she likes "the sooner/the better" pep but also notes that council has to get the best deal for the city too. There needs to be some communal space for those stacked units, and heat pumps now on par with other options, and we need to push that too.

Busuttill she hopes the commercial comes through but is concerned about parking and the lack of common space in back-to-back units.

Chew says this was a well-prepared presentation from the developers, and notes that if there's a way to make the park space more prominent with views that would be a benefit.

Guthrie says he's hopeful that this can come back as soon as possible so long as it checks all the boxes. "This has been a long time coming... It's just been mud for years!" He also says there's econ. development considerations too.

Motion to receive the application approved.

Bylaws of the week approved:

***7.1 By-law Number (2025) - 21031**

A by-law to confirm the proceedings of a meeting of Guelph City Council held January 21, 2025.

***7.2 By-law Number (2025) - 21034**

A by-law to confirm the proceedings of a meeting of Guelph City Council held January 14, 2025.

That's a wrap for tonight!



@threadreaderapp unroll please!

...