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Apr 8, 2025 · 87 tweets · [adamadonaldson/status/1909707090345578932](https://twitter.com/adamadonaldson/status/1909707090345578932)

Right now, it's this month's planning meeting. This is what's on the agenda:



City Council Preview – What's on the Agenda for the April 8, 2025 Meet...

Welcome to the agenda for the April planning meeting, and for the first time in a couple of months we have a genuine planning proposal for new units. That's later in the agenda, first, council...

<https://guelphpolitico.ca/2025/03/28/city-council-preview-whats-on-the-agenda-for-the-...>

We join the meeting in progress with delegations under Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment. Tim from Wood Development Group is speaking now in favour of the new height limits.

Tim notes that changes staff made to the provisions for so-called "mechanical penthouses" is a bit "heavy handed". Asks council to keep in mind that not all buildings have the same needs and asks staff to revisit build form standards later.

Chew asks if it would be okay if downtown plan followed the same policy in the zoning bylaw vis-a-vis mechanical rooftops. Tim says it would be better, but it's better that it isn't enshrined in the Official Plan. It may not be useful in ever case.

Goller asks what will happen if staff don't make the changes Wood wants to see. Tim says they would seek flexibility with an amendment process. They're moving forward and if they abide strictly by the limit they would try, but notes that they're not aiming for 24 storeys.

Next it's Karen Watson, I mean Susan Watson ;-)

She says she's "struggling to understand" why we're looking at heights and the City's at risk of creating a "rat's nest" of changes. She says she's especially concerned about water resources.

Watson also notes that no parking minimums downtown in transit priority areas are also going to lead to some negative consequences. Where are all the cars going to park for all those new units in new towers?

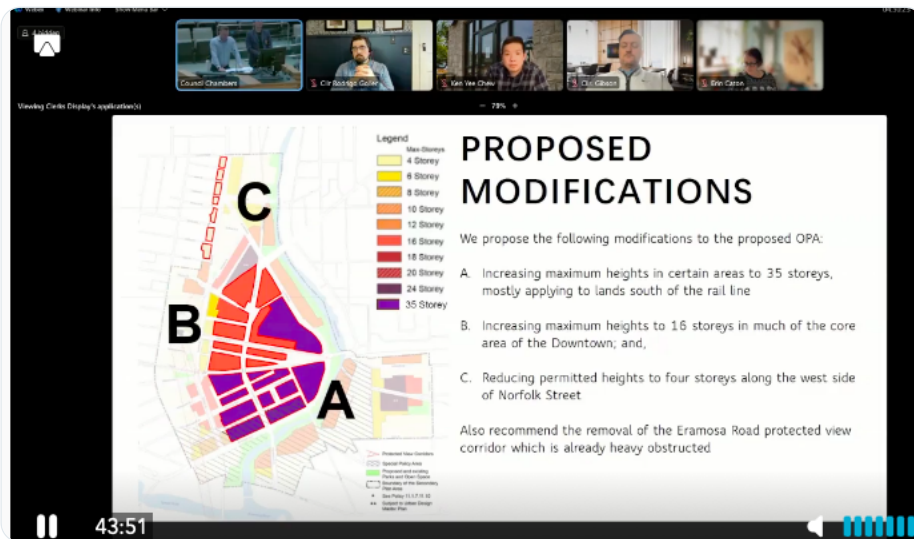
Watson closes by saying that this really shows why developers are the biggest donors in municipal elections, because they can get big change that benefits them with the stroke of the

pen.

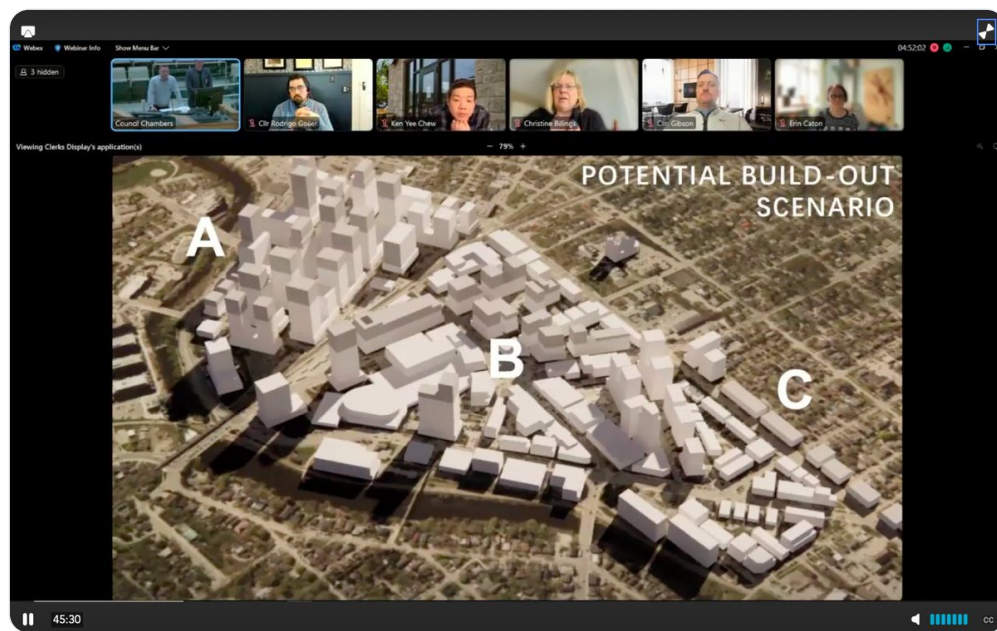
Next is Chad McBain from OnePoint Association of Realtors. He says that this plan supports more housing supply in a walkable/transit area, more efficient use of land, and more building variety. He says this means Guelph wants thoughtful growth and meaningful investment.

Next is Wilfred Ferwerda. He lives in a 6-storey building at Waterloo/Gordon so he's concerned about the impact of increased height. He's also concerned about traffic, parking, losing natural streetscapes, and neighbourhoods ending up in shadows.

David Galbraith from UP Consulting Ltd. is the last delegate. He says DT Guelph is eclectic with a mix of the old and the new, and there have been several positive changes, but would like some more flexibility in height and density, incl. 35 storeys in the purple areas below:

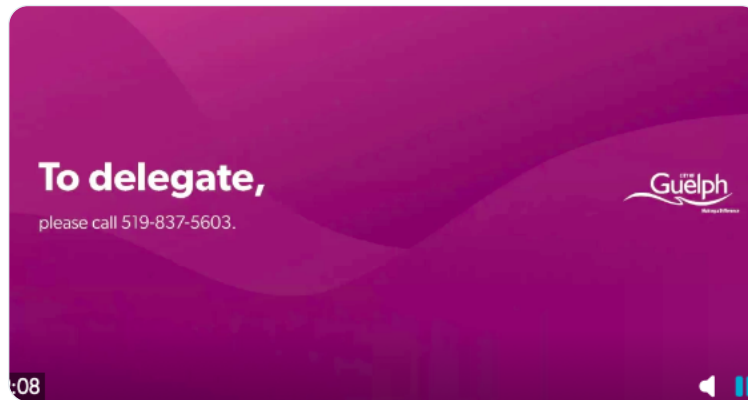


What might that look like?



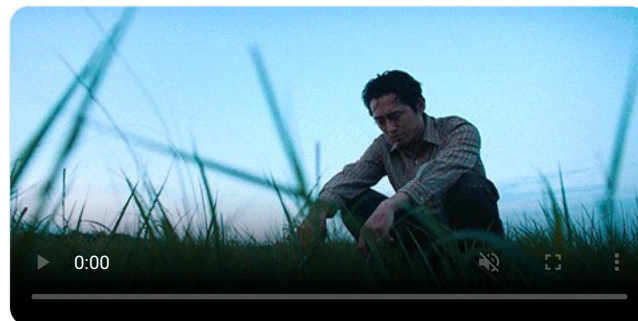
Caron notes the historic area he talked about honouring is earmarked for 16 storeys in his plan, how does that jibe? Galbraith says not every property would be redeveloped, but there are places that don't have heritage significance and might be sympathetic to redevelopment.

Since this is a statutory planning meeting, council is taking call-ins: 519-837-5603.



So no one on the phone lines.

Mayor Guthrie announces a break till 5:55.



Mayor Guthrie calls the meeting back to order.

Gibson/Chew move the recommendations:

Recommendation:

1. That the report titled Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment from Infrastructure, Development and Environment dated April 8 2025 be received.
2. That the City-initiated Official Plan Amendment to modify the permitted building heights in the Downtown Secondary Plan area be approved, as shown in Attachment-1 of Report 2025-141 dated April 8, 2025.
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 minor modifications to the proposed Official Plan Amendment modifying the permitted building heights in the Downtown Secondary Plan area.

Allt asks about the net increase in housing units and the impact on population. Stacey Laughlin, Downtown Revitalization Advisory, say max its 220 jobs per hectare. The goal, originally, was 200 per ha. but not every property will max out.

Allt notes that between U of G and Conestoga Guelph gets to 190k, which is closed to 208k. Laughlin says that sounds correct.

Allt asks if they risk depopulating Clair-Maltby. Laughlin says there's still a lot of flexibility to spread pop. throughout the city. Allt asks about water, and Laughlin says they're increasing

density but not density target. Water monitoring ongoing.

Allt asks about impact on the tax levy. Laughlin says DT is one of the highest performing areas and the City is about to make a big infrastructure investment there.

Downer asks about the urban design master plan and public input. Laughlin says they typically come to council and are available for public input.

Caron asks if it's the still the case that there's a six storey impact perception on Fountain from Wellington due to slope. Staff says that's the cast, but the impact is mostly felt from outside downtown, an extra couple of stories is imperceptible in the core itself.

Caron asks why not wait for the HCD before moving forward? Laughlin says they've been working with the heritage team, and the HCD wouldn't bar more height, but look for ways to protect heritage thru redevelopment.

Caron asks about embedding alternative energy regulation b/c it's not enough to just "encourage" opportunities. Laughlin says they don't have the legislative authority to mandate it.

Goller asks about what happens when we reaching servicing capacity? Laughlin says that's difficult to answer b/c we won't get there for years. Need to maintain monitoring and look at options 5 years ahead of meeting target.

Goller asks if there's appropriate parkland for downtown. Laughlin says the targets DT are different from other parts of the city, but the increased density doesn't change the targets or the amount of parkland required.

Goller tables an amendment and Billings seconds. Goller says the the goal is if there are minor discrepancies in the boundaries the developer shouldn't have to go through a whole ZBA process. Laughlin says staff are in favour.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141
Councillor Goller**



1. That Attachment 1 – Recommended Official Plan Amendment (OPA 106) included in the Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment, 2025-141 report dated April 8, 2025 be amended to include the following:

Further to Policy 11.1.8.4.1, in addressing the location and massing of new buildings, Urban Design Master Plans and zoning by-law amendments aligned with Urban Design Master Plans may set height limits that reflect minor adjustments to the boundaries between areas with different maximum heights in Schedule D, provided the proposed massing of buildings resulting from such adjustments meets the principles, objectives and general intent of the Downtown Secondary Plan and maintains the protected public view corridors to the Church of Our Lady.

Allt asks about definition of minor. Goller says they would defer to staff's opinion, a few metres is minor but a few blocks isn't.

Amendment approved unanimously.

Goller asks about a potential change asked for by SV Law to allow for 12 storeys at 36 Cardigan. Laughlin says staff don't have an issue with allowing the request and council can make a motion endorsing it. Goller says he will let someone else table that.

Caron moves amendment to keep section of Woolwich 2-4 till the DTHCD is done. Allt seconds.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**

Councillor Caron



That the Norfolk/Woolwich corridor (from Oxford to London) remain 2-4 stories, until such time as an HCD study is completed.

Actually, this is not part of the DTHCD, but a separate process. It was identified as a medium priority. Caron says 80% of the buildings are on the registry, and once they grant permission they can't take it back. They open it up, land grabs will begin.

Guthrie says he won't support this because it feels like they're starting to throw up unnecessary barriers. Allt adds that there's already a congestion problem in this corridor. Laughlin adds that individual designations are being sought in this area but HCD a decade out.

Gibson says he's going to trust heritage protections are in place. Doesn't like "the blockade" on types one development for a decade or more. Heritage planner Robinson says they have their desks full right now, but he agrees with Downer's assessment that this changes the risk.

Downer notes that there things we've lost before without action, things that they wish that they should have saved. We're pausing so that Guthrie take full appreciation of the area in question on a map.

Guthrie asks about the vacant site at Woolwich and London. Caron says she's open to an amendment. Guthrie says he would like to see that left out since it's already an empty plot. Goller/Billings move to substitute Edwin for London.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**

Councillor Caron



That the Norfolk/Woolwich corridor (from Oxford to London) remain 2-4 stories, until such time as an HCD study is completed.

Amendment to amendment approved (Allt against)

Amendment vote passes with 4 against (Caton, Guthrie, Gibson and Goller)

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**

Councillor Goller

That the Norfolk/Woolwich corridor (from Oxford to **Edwin**) remain 2-4 stories, until such time as an HCD study is completed.



Next amendment to add the word necessitate. Allt seconds.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**

Councillor Caron

That Section 11.1.2.1 Vision of the proposed OPA 106 be amended from:

"Redevelopment will also have created opportunities for renewable and alternative energy systems and excellence in environmental design."

To be replaced by:

"Redevelopment will necessitate a new approach to renewable and alternative energy systems and excellence in environmental design."



Gibson confirms this is just about vision, and Caron says yes. Guthrie asks staff if they have any concerns. They don't.

Amendment approved unanimously.

Next, keep much of the area south of the tracks to 6-12 storeys max. Allt seconds.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**

Councillor Caron

That the lands bounded by the railway to the north, Fountain Street to the south, and Wyndham Street to the east, Gordon to the west (Police Station, Armouries, Farmer's Market and Stone Store sites) be amended to a maximum of 12 stories.



Goller asks about the impact. Laughlin says one of the reasons for additional height there was the possibility of the CDNgov selling the vacant land behind the Armoury and wanted to max that opportunity.

Chew asks about the remediation work that needs to take place on some of these lands. Laughlin says they don't really look at that till site plan, and it didn't impact the height decisions in the plan.


Busuttil asks for the map, because Caron notes that this protected area doesn't include the south side of Fountain where the parking lot is.

Klassen asks about the future of the Armoury site. Laughlin says that they haven't had any recent discussions, but they're looking at long-term opportunities.

Motion defeated 5-6.

Klassen proposes 16-storey limit for this same area, Caron seconds.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**
Councillor Klassen



Making a Difference

That the lands bounded by the railway to the north, Fountain Street to the south, and Wyndham Street to the east, Gordon to the west (Police Station, Armouries, Farmer's Market and Stone Store sites) be amended to a maximum of 16 stories.

Amendment defeated 5-6.

Another Caron amendment about protecting heritage streetscapes. Allt seconds.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**
Councillor Caron


Making a Difference


That the street-facing lands located along Woolwich Street between Wellington and Eramosa, and Douglas Street, remain as is.

Allt asks if this affects the floodplain. Laughlin says it doesn't. Gibson asks if there's any area Caron is comfortable with 24 storeys, and she says she's taking that as rhetorical.

Amendment fails 5-6.

Next, Caron proposes to amend two of the view corridors. Allt seconds again.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**
Councillor Caron

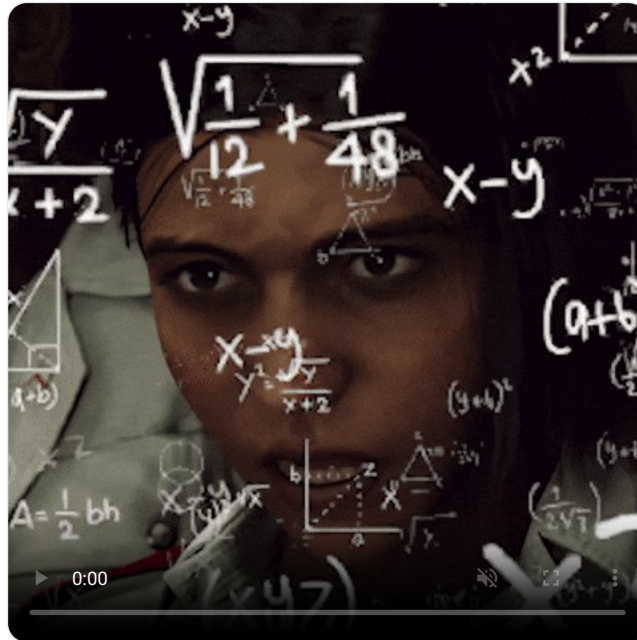

Making a Difference

That the view corridors to the Basilica be amended as follows:

Gordon Street - restore to January 2025 version
Macdonell - full street wide edge to edge from Wellington to Norfolk

31:48

There seems to be some confusion about what's being changed and why. It seems like what proposed is a more triangular site corridor instead of a rectangular one.



Amendment passes 6-5.

Finally from Caron, asking staff for potential regulatory options for taller buildings. Goller seconds.

Guthrie asks what work will they do. Walkey says the 1st thing is a budget request b/c they don't have capacity to do this work. Most of what's in the rec they can't enforce.

Guthrie asks Caron why she thinks this is valid, she says there's a net zero and alt-energy initiatives, and City isn't being bold enough to get a higher standard of energy efficiency.

Guthrie says there's no regulation or legislation that can make that happen, why not phrase the rec to ask staff to bring something back when we do have the power. Otherwise this is aspirational.

Okay, so that amendment's been removed and something more general has taken its place.


**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**
Councillor Caron

That staff report back to Council on potential options to encourage and incentives higher energy standards for tall buildings exceeding 12 stories within the Downtown Height Study area, including but not limited to mandator net zero energy requirements, energy efficiency measures, distributed energy systems, and prohibition of installation of new fossil gas infrastructure.

Walkey says that this is something that they can work with so long as it's included as a separate report and not the OPA. Allt says this is something they might petition the minister

at in AMO later this year. Gibsons says he doesn't like some of the specific asks but the intent So this motion has been split in two parts at "including but" both pass.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**
Councillor Caron




That staff report back to Council on potential options to encourage and incentives higher energy standards for tall buildings exceeding 12 stories within the Downtown Height Study area, including but not limited to mandator net zero energy requirements, energy efficiency measures, distributed energy systems, and prohibition of installation of new fossil gas infrastructure.

2:53:13

Klassen amendment to limit the west of Gordon to 6 storeys.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**
Councillor Klassen



That the west side of Gordon St. between Waterloo Ave and Surrey St. W. be amended to a maximum of 6 stories.


Guthrie asks how this plays into the view corridor motion that passed. Jonathan Tinney from SvN Architects and Planners says this would align, to protect the new view corridor they can only go to 6 max.

Chew asks about the rationale for 16 in the plan now, is it becomes of commercial? Tinney says it was stepping down from the 24 allowance on the other side of the street.

Klassen motion passes 7-4.

Downer motion asking for Urban Design Master Plan for the area south of the Metrolinx tracks.

**Statutory Public Meeting and Decision
Downtown Heights Study Official Plan
Amendment, 2025-141**
Councillor Downer



That Attachment 1 – Recommended Official Plan Amendment (OPA 106) included in the Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment, 2025-141 report dated April 8, 2025 be amended to require an Urban Design Master Plan for the area bounded by Surrey St , Neeve, the metrolinx railway tracks, and Gordon Street.

6:14

Busuttill seconds. Tinney says he understands that this tool is intended for larger sites with multiple phases and interrelation between those buildings with a single owner, which would

not the be the case here. Downer says they did it for Woolwich St.

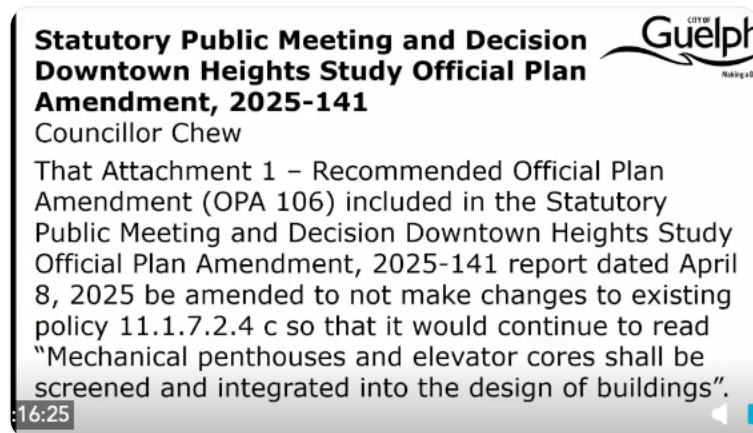
Laughlin notes that the case there is that the owners of much of that land is the City and the County, and this area south of the tracks is a little bit larger, and it will have to be done before any development can proceed, and that means collaboration between owners.

Laughlin adds that this would also require staff time, which is presently at a premium.

Guthrie says he like the idea, but it feels like another impediment to getting development going. Maybe this isn't the right way.

Amendment passes 7-3.

Chew has low hanging fruit as a motion for rooftop mechanicals. Goller seconds.



Gibson asks for clarity: This is about not including mechanics as a story. Chew says that's right.

Concerns from staff? Laughlin says they have some, but does note that there's guidance in the CZB.

Amendment approved unanimously.

Motion to approve the three recommendations with rec #2 as amended is approved 9-2 (Caron, Klassen against)

Recommendation:

1. That the report titled Statutory Public Meeting and Decision Downtown Heights Study Official Plan Amendment from Infrastructure, Development and Environment dated April 8 2025 be received.
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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 minor modifications to the proposed Official Plan Amendment modifying the permitted building heights in the Downtown Secondary Plan area.

Next, Public Meeting and Decision Report, Proposed Official Plan and Zoning By-law Amendments for 132 Clair Rd W (Block 2, Draft Plan of Subdivision 23T-15501). Guthrie says he has a good feeling that this will go quick.

Across the road from the Longo's plaza on Clair Road there's now a proposal to build nine blocks of stacked townhouses with a total of 62 new units plus 750 square metres of common amenity space.



Check out these renderings and site plan:

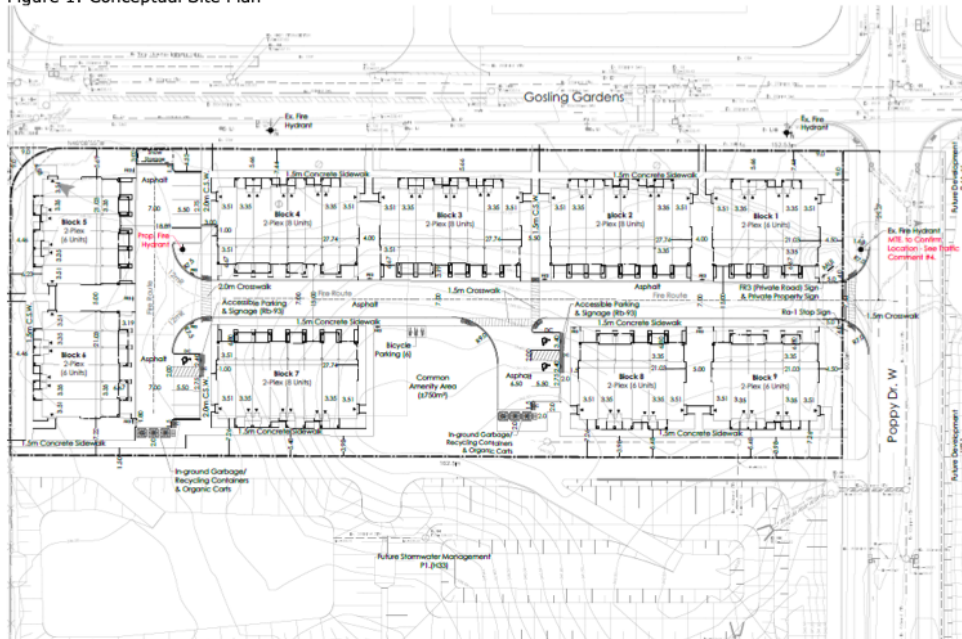
Figure 3: Rendering of Building – Rear View



Figure 2: Rendering of Building – Front View



Figure 1: Conceptual Site Plan



Note that this is another one of those statutory and decision meeting deals.

There's one delegate, and it's Andrea Sinclair, Mattamy (TruVilla) Ltd. She says they're in favour of staff's endorsement. The primary purpose is to reduce density ☐ but the stacked townhouse plan just works better for the site and they're looking to get going this summer.

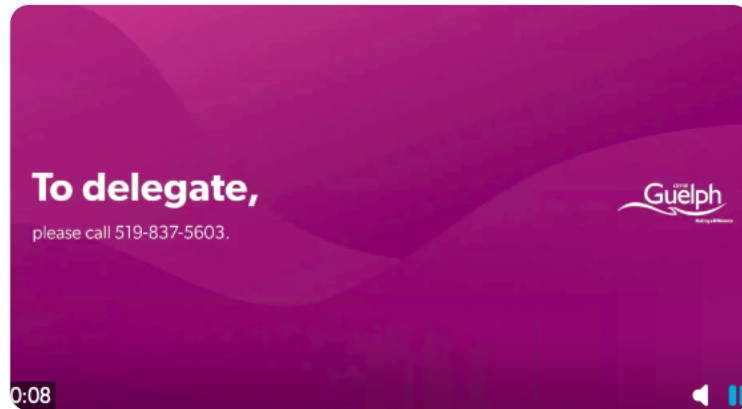
Caron asks about energy goals. Sinclair says the proposal isn't for net zero but they will be looking at green building standards and float this is a test for Clair-Maltby projects.

Chew asks about the timing of the Poppy Drive extension. Sinclair says they can't get full site plan till the block is registered and they're actively looking to that in May and June then Poppy construction will commence.

Chew asks if this might line up with the South End Community Centre opening in Fall 2026. Sinclair says they're hopeful it will start before then, but knows the challenges with access to that area b/c it's a critical connection.

Busuttil asks where the waste bins will go. Sinclair says it would be a shared collection system instead of every unit having their own bins.

Got something to say on this project? Call in now at 519-837-5603.



And we're back, Guthrie says that there are no further delegates. Chew and Busuttil move the recommendation and it's approved.

Recommendation:

1. That the Statutory Public Meeting Report regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by MHBC Planning Limited on behalf of the owner, Mattamy (TruVilla) Limited to facilitate the development of 62 stacked townhouses on a portion of the lands municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, from Infrastructure, Development and Environment dated April 8, 2025 be received.
2. That the application from MHBC Planning Limited on behalf of the owner, Mattamy (TruVilla) Limited, for an Official Plan Amendment to add a site-specific policy to the Commercial Mixed-use Centre land use designation to permit a minimum net density of 60 units per hectare to facilitate the development of 62 stacked townhouses on the subject lands municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment Report 2025-150, dated April 8, 2025.

3. That the application from MHBC Planning Limited on behalf of the owner, Mattamy (TruVilla) Limited, for a Zoning By-law Amendment to change the current zoning from "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment and Holding Provisions" (CMUC -16 (PA)(H21)), according to Zoning By-law (2023)-20790, as amended, to a new "Site-specific Commercial Mixed-Use Centre with a Parking Adjustment and Holding Provisions (CMUC-XX(PA) (H21)) Zone, according to Zoning By-law (2023)-20790, as amended, to facilitate the development of 62 stacked townhouses on a portion of the subject lands municipally known as 132 Clair Road West and legally described as Part of Lot 11, Concession 7 (Geographic Township of Puslinch), City of Guelph, be approved in accordance with Attachment-4 of the Infrastructure, Development and Environment Report 2025-150, dated April 8, 2025.

Guthrie calls for a 10 minute break, but I'm afraid that I have to bug out. Catch up with the rest of the meeting in Thursday's newsletter:



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I apologise to the all the Guelph city council heads out there but I worked all day today, got to work 1st thing tomorrow and I still have a whole newsletter to write.

@threadreaderapp unroll please!

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