

**- ADDENDUM -**  
**- GUELPH CITY COUNCIL MEETING -**  
**- March 5, 2012 -**

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**DELEGATIONS**

- a) 148-152 Macdonell Street: Proposed Official Plan & Zoning By-law Amendment (Files OP1104/ZC1114) – Ward 1
- Kirsta Walkey, Stantec
  - Adam Carapella, Tricar
  - Norm Harrison

*\*\* move Jason Ashdown and Tom Lammer from applicant or designate column to delegation column*

- b) 180 Gordon Street – Proposed Official Plan Amendment and Zoning By-law Amendment (Files OP1106/ZC1107) – Ward 5 – Consent Report A-1
- Daphne Wainman-Wood
- c) Shared Rental Housing – Consent Report A-3
- Donna Haley
  - Pierre Sandor
  - Daphne Wainman-Wood

**CORRESPONDENCE**

- a) 148-152 Macdonell Street: Proposed Official Plan & Zoning By-law Amendment (Files OP1104/ZC1114) – Ward 1
- Krista Walkey presentation
  - Gail McCormack
  - Maria Pezzano
  - Dave Sills, Guelph Civic League
  - Marion Steele
  - Patricia Hamilton
  - Cynthia Folzer & George Renninger
  - Dan Lawson, Guelph Chamber of Commerce
  - Hugh Whiteley
- b) 180 Gordon Street – Proposed Official Plan Amendment and Zoning By-law Amendment (Files OP1106/ZC1107) – Ward 5 – Consent Report A-1
- Bernard Luttmer presentation
  - Ric Knowles
  - Dave Sills

- Dennis Jamieson
- Karen Balcom
- Maureen Gaskin
- Jean Simpson
- Hugh Whiteley
- Cynthia Folzer & George Renninger

c) Shared Rental Housing – Consent Report A-3

- Dean Kueneman
- Tammy Morrell-Bellai
- Morris Haley

# 148-152 Macdonell Street

**Official Plan Amendment (OP1104)**

**Zoning By-law Amendment (ZC1114)**

The Tricar Group

March 5<sup>th</sup> 2012



One Team. Infinite Solutions

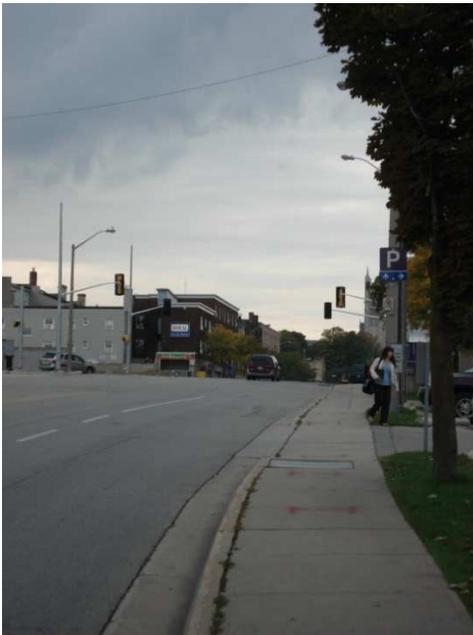


SiteLine Research

# Current Site Conditions



- ✓ Redevelopment Of Brownfield Site
- ✓ Improved Pedestrian Realm
- ✓ Landmark Building
- ✓ Green Initiatives
- ✓ Downtown Development Catalyst
- ✓ Active Transportation



# Official Plan Amendment

Official Plan (Nov. 2006 consolidation)	Envision Guelph - Draft Official Plan	Proposed
CBD – Office/Residential 200 units/ha	Downtown – Office or Residential 200 units/ha	CBD – Office or Residential with a site specific provision for a density of 404 units/hectare



# Zoning Amendment

	<b>CBD.1 Zone</b>	<b>Proposed Downtown Secondary Plan</b>	<b>Subject Proposal</b>
Maximum Building Height	<p>No Building or structures within 15 metres of the street line (Macdonell Street) shall be less than 3 Storeys or exceed 5 Storeys in height above the elevation of the adjacent sidewalk – in accordance with bylaw 6.3.2.3</p> <p>6 storeys when greater than 15 metres of the street line</p>	6-18 storeys	<p>18 storeys</p> <p>Stepback at 3<sup>rd</sup> storey and 17<sup>th</sup> and 18<sup>th</sup></p> <p>Minimum of 2 storeys along Macdonell street.</p>
Angular Planes – Angular Plane from a Street		45% from centerline of ROW as per section 4.16	Approximately 74%

# Efforts to Date

- Initial discussions/design – December 2010
- Pre-consultation with City of Guelph – September 8<sup>th</sup>, 2011
- Revisions to building massing based on staff comment - Oct 2011
- Undertaken of Technical Support Studies, Reports and Drawings – October 2011 – Present
- Submission of Official Plan and Zoning By-law Amendment Applications – October 2011
- Deemed complete – December 7, 2011
- Revisions to building floorplate based on staff comment - January 2012
- Site Plan Submission – February 21, 2012

# Technical Studies Completed to Date

- Environmental Impact Statement
- Traffic Study
- Preliminary Noise and Vibration Study
- Preliminary Site Servicing and SWM Report
- Geotechnical Study
- Urban Design Brief and Shadow Study
- Planning Justification Report
- Community Energy Commitment Letter
- Phase 1, Environmental Site Assessment
- Phase 2, Environmental Site Assessment
- Street view renderings
- Architectural elevations and general floor plates
- Structural drawings

# Visualization

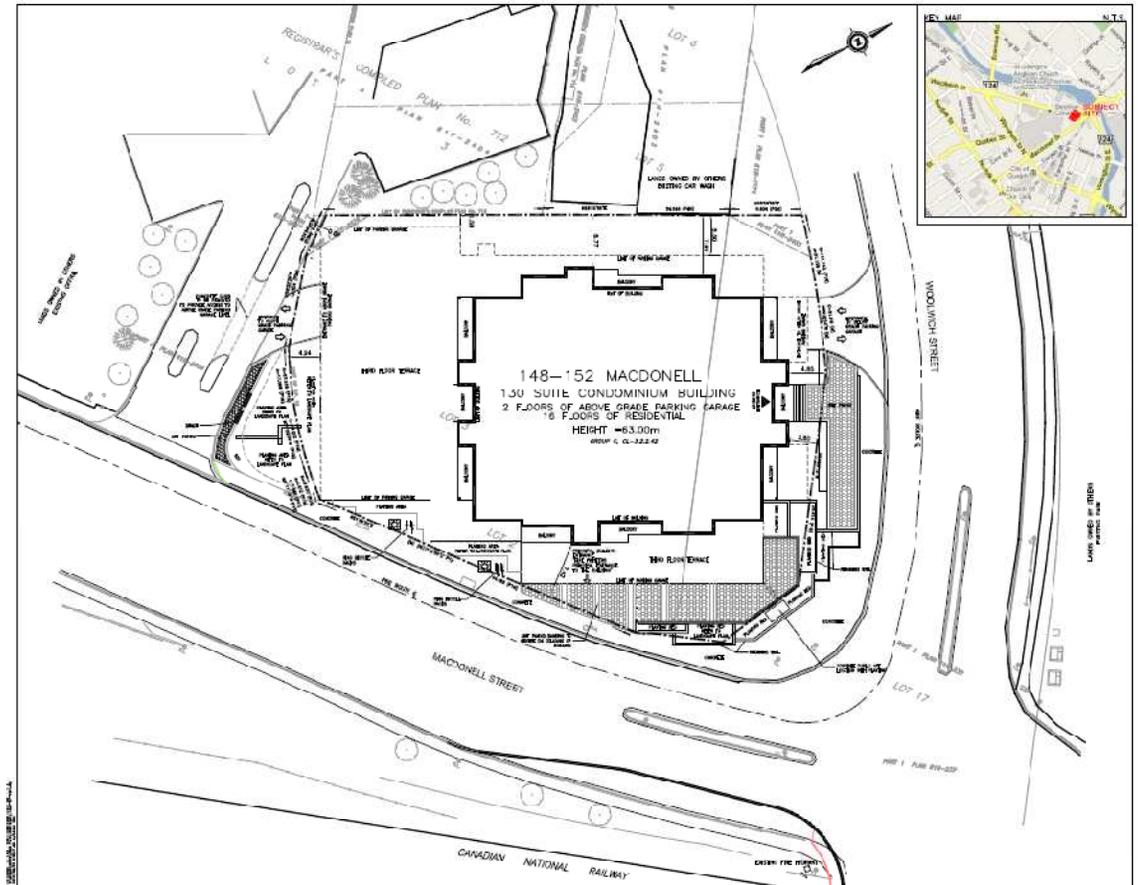


# Proposed Site Concept

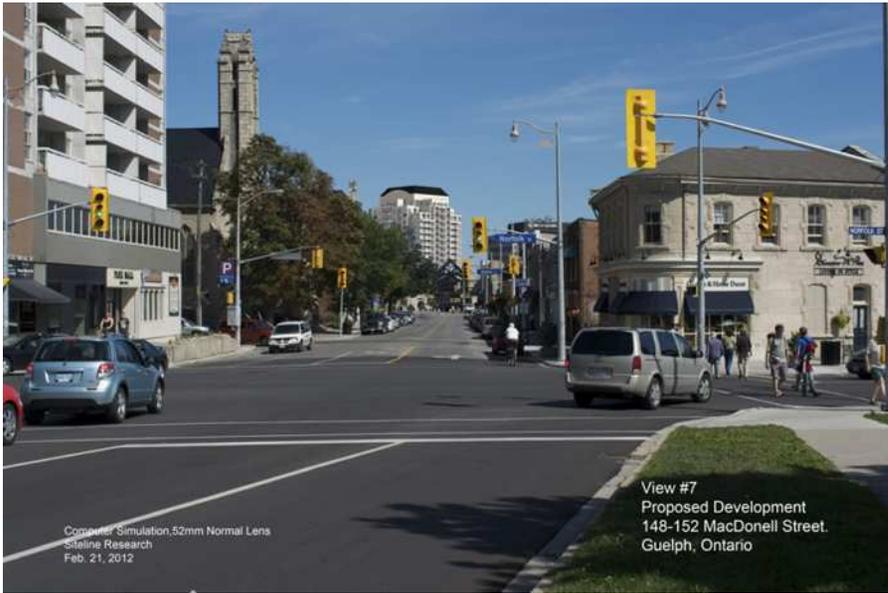
This development will provide residential condominium living opportunities for people who want to live, work and be close to the amenities of downtown.

This development will create residential living space with ground floor commercial and rooftop amenity space.

It will create a sense of place within the urban core and support current and future reinvestments to revitalize downtown.



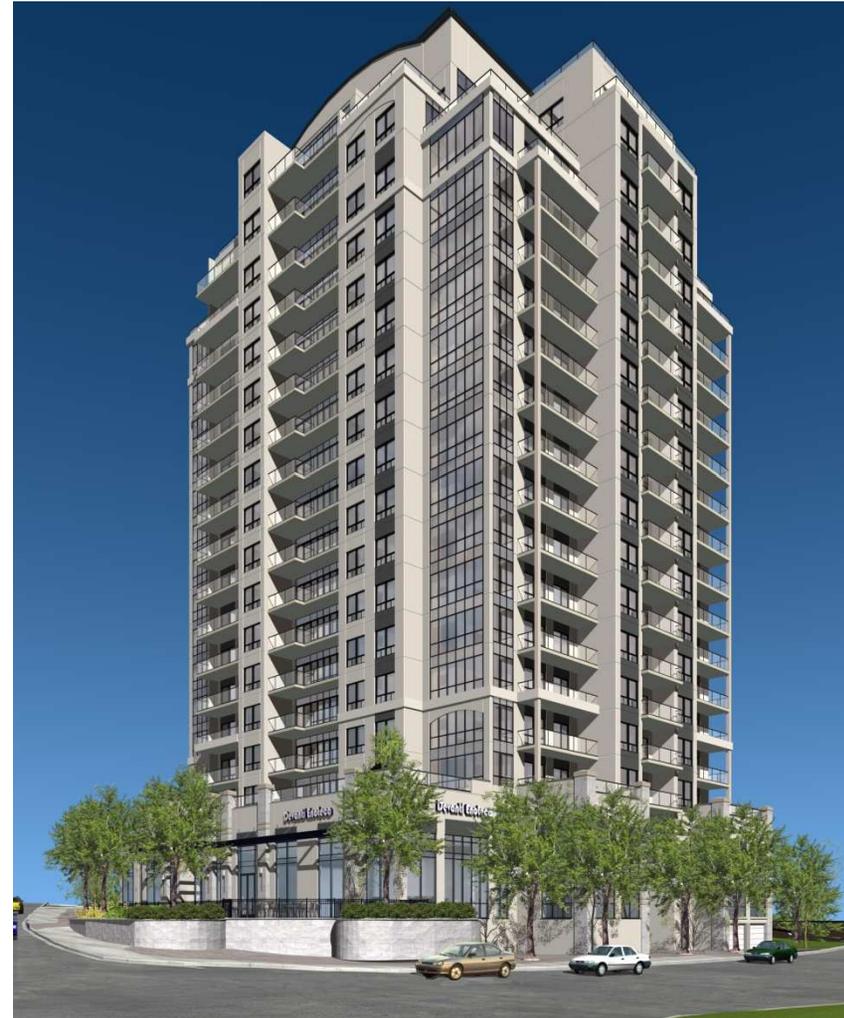
# Street Views



# Urban Design

The proposed development conforms to Urban Design policies/objectives as set out within the Official Plan by:

- providing sustainable and compatible urban development;
- protecting important views and vistas to the Church and natural heritage features;
- creating visual character and building material elements;
- providing “eyes on the street”; and
- encouraging the use of transit.



# Urban Design



# Third Floor Roof Top Patio



150 MACDONELL STREET  
 PROPOSED CONDOMINIUMS  
 GUELPH, ONTARIO

3rd FLOOR AMENITY GARDEN  
 SCALE: 1" = 20'



Stantec Consulting Ltd.  
 175 Queen Avenue  
 London ON Canada  
 N6A 5T7  
 Tel: 519.465.3807  
 Fax: 519.465.4375  
 www.stantec.com



# Summary

- The site is well served by transit, infrastructure and the form is compatible with surrounding uses.
- The development is consistent with numerous policy directions and the growth management strategy for additional intensification in the downtown.
- The proposal will provide a form of housing in the core which provides housing opportunities in the Central Business District contributing to the City's and Province's goals for intensification and efficient uses of land for infill development.
- Brownfield redevelopment and an increase in landscape open space and green initiatives.

# Conclusions

The proposal is consistent with:

- The Provincial Policy Statement; and
- The Growth Plan

It has been designed to reflect the existing and draft documents for the area including:

- The Urban Design Action Plan;
- The Secondary Plan;
- The River Systems Master Plan; and
- The draft Official Plan

A brownfield redevelopment site that will provide a landmark building, introducing a high level of Urban Design, active transportation opportunities and meeting the goals and objectives of the City by bringing residents to the core and being a catalyst for downtown redevelopment opportunities and initiatives.

# Next Steps

- Site Plan – March 21
- Peer Review of Architecture – March 2012
- Staff comments on Application and Urban Design
- Formal Public Meeting – May 2012

# Questions



From: Gail McCormack  
Sent: March 2, 2012 12:49 PM  
To: Mayors Office  
Cc: Jim Furfaro; Andy VanHellemond; Ian Findlay; June Hofland; Maggie Laidlaw; Cam Guthrie; Gloria Kovach; Lise Burcher; Leanne Piper; Todd Dennis; Karl Wettstein  
Subject: 148-152 Macdonell, Street application

Mme Mayor and Members of Council,

I have some concerns about the proposed development on the corner of Macdonnell and Wellington Streets. While I think most Guelphites are supportive of increased density in the city, the proposal for 18 storeys goes beyond the point where increased density would be of benefit to the downtown and the community.

I think 18 stories is excessive for the vision that we as a community have worked so hard to bring about. Such an increase in building height will correspondingly lead to a decrease in the aesthetics of the building and dominate many parts of the landscape of the area. Also, allowing this proposal to go ahead as presented could lock the city in to ONLY permitting proposals of this type. Why would a developer bother to propose to build six storeys in the downtown when they can build 18 along the perimeter?

I would caution the temptation to be lured by the potential tax revenue. Any new development especially when it requires controversial changes to our Official Plan and Zoning bylaws, could also result in tax expenditure whether it's to deal with unforeseen traffic management issues, safety concerns or emergency services.

Michael Mehaffy of the New Urban Network (<http://bettercities.net/news-opinion/blogs/michael-mehaffy/14138/more-low-down-tall-buildings>), writes that research shows that there is an optimum density, above which the negative effects of density start to increase over the positive ones. He claims that that the optimum density seems to be in the neighborhood of about 50 people per acre not the 150 as stated in the City staff report. Mehaffy asserts that many cities around the world achieve this density without tall buildings, and while creating a very appealing, livable environment.

Our Downtown Secondary Plan gives quite a range of building heights (anywhere from four to 18) which implies to me that it IS possible to realize our density targets without such a dramatic increase in building heights.

Given the upcoming meeting to update our Official Plan lets ensure that we continue to stick with our overall vision for a healthy, vibrant community through the use of lower building heights.

Sincerely,

Gail McCormack

The Ward Residents' Association  
*Honouring our Past-Developing our Future*

Mayor Farbridge  
City Hall  
1 Carden St  
Guelph, ON N1H 3A1

Dear Madame Mayor,

My name is Maria Pezzano and I am the Chair for The Ward Residents' Association. We would like to thank you for this opportunity.

TWRA first mobilized 2 years ago around this time, 2010 when the first Downtown Secondary Plan was revealed making us aware of significant changes in our neighbourhood that directly affected us, of which we were previously unformed.

We are here today in regards to the proposed Zone Change and Official Plan Amendment to permit the construction of an 18 storey building at the corner of Macdonell and Wellington Streets, 148-152 Macdonell St.. **The Ward Residents' Association considers this proposal to be premature. We request that any decision regarding the proposal be deferred until after Council approval and the adaptation of the Downtown Secondary Plan.**

The Ward Residents' Association has been a participant in the preparation of the Downtown Secondary Plan along with many other citizen groups and members of the public over the past two years. Not to mention the countless hours of meticulous expertise Our City Planners have put in. Encouraging and respecting community engagement are qualities synonymous with the City of Guelph, and certainly this is no exception.

We believe we have made a serious contribution to the preparation of this plan, which has been the subject of rigorous review and discussion with the citizens of Guelph, for several years, even prior to our involvement. We are nearing completion of a final draft leading to a final review and adaptation by Council. This plan includes bold and significant changes to Downtown Guelph, it brings a greater concentration of residents and employment opportunities within the urban core.

The Ward Residents' Association  
*Honouring our Past-Developing our Future*

**We urge our elected representatives to complete the full and thorough public process of the Downtown Secondary Plan. To ensure that major decisions affecting significant changes to the heart of our community are made with consideration of the downtown as a whole. We are very concerned that the approval of an Official Plan Amendment for this one site would be pre-emptive and potentially prejudicial to the downtown plan as a whole and set an irreversible precedent. To move this plan forward would provide short sited benefits at the expense of unknown long term consequences.**

We ask that you defer this plan until the Downtown Secondary Plan has been approved and passed. We ask that the process be respected, Our City Planners and their time and professional expertise be respected and input from residents be respected.

We think the City Planners, Councilors and Citizens of Guelph deserve the opportunity to complete their work on the Downtown Secondary Plan. To not do so is to make a mockery of our process, the Official Plan will be a mere guideline, and certainly the Downtown Secondary Plan would be seen as an inconvenience. We need to send a message loud and clear to those standing to benefit from Downtown Guelph's next phase. **Development is welcome** however The City of Guelph decides the agenda for growth in this City, not overly enthusiastic developers.

Thank you for your time.

Sincerely  
Maria Pezzano  
Chair for  
The Ward Residents' Association  
"honouring our past-developing our future"

Cc:  
City Councilors-City of Guelph  
Planning Department – City of Guelph  
City of Guelph

Hello,

This letter serves as input to the public meeting re 148-152 MACDONELL STREET by the Guelph Civic League (GCL).

The GCL strongly agrees with the goal of increasing intensity in downtown Guelph, both to meet Places to Grow targets and to ensure the health of the city core by getting more people living downtown. The GCL also strongly agrees with the concept of mixed-use development, particularly with street-level commercial frontage.

However, the GCL believes that the current proposal may not reflect urban design best practices and may diminish the unique character of Guelph's downtown.

Several very significant changes are required to Guelph's Official Plan in order to permit the proposed highrise development at this site. These include:

- raise maximum permitted building height from 6 storeys to 18 storeys (increase of 200%),
- raise maximum residential density from 200 units per hectare to 408 units per hectare (increase of 104%)
- raise angular plane from the centreline of the street from 45% to 73% (increase of 62%)

The Official Plan designation for this site of Central Business District reflects urban planning best practices for this area. Such substantial changes to the zoning for this site will both erode the architectural character of the area and set a poor precedent for other developments in the downtown and nearby areas.

Additionally, the GCL conducted an informal poll regarding downtown building heights in November 2011 via the GCL Blog (<http://guelphcivicleague.blogspot.com>). We asked the question, "What should the maximum number of storeys be for buildings downtown?". Responses were received from 70 blog visitors (only one vote per person is permitted). Of this 70:

- 52% voted for 6 storeys
- 21% voted for 12 storeys
- 7% voted for 15 storeys, and
- 18% voted for 18 storeys.

All told, the majority of responses indicated a desire for a mid-rise approach to increasing downtown density, and 80% of responses indicated that downtown buildings should be limited to 15 stories or less. Although this is admittedly a small sample of opinions, it appears to accurately reflect the thoughts of the community as expressed via articles and letters to the editor in local newspapers.

Therefore, we suggest that this development be scaled back to better reflect the intentions of the Official Plan for this area, and the desires of Guelph citizens. Specifically, the number of stories should be reduced so that the residential density is no more than the 200 units per hectare that is currently

permitted in this zone. It appears this density could be achieved by reducing the number of storeys to 10.

City Hall needs to ensure that any downtown development builds upon the unique character of the City core. This enhances the quality of life in Guelph and increases the attractiveness of this City to prospective high-quality employers.

Sincerely,

Dave Sills, President  
Guelph Civic League

**From:** Marion Steele  
**Sent:** March 5, 2012 10:37 AM  
**To:** Mayors Office; Maggie Laidlaw; June Hofland  
**Subject:** Residential condos on Macdonell

Hi all

This is say that I strongly support the proposal to build these condos. The only real safeguard for the future of the downtown is more people living in the neighbourhood and this is a step in that direction. This development will also increase support for events at the River Run. Lastly, it means that elderly people downtown and close by who need to move to an apartment have the choice of a well located condo building. with balconies.

I believe that some views of the Church of our Lady have to take second place to the above considerations.

Best wishes  
Marion Steele

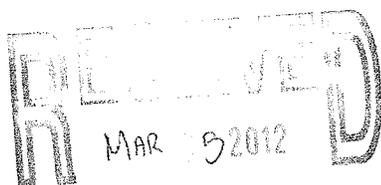
To: Mayor Farbridge and Guelph City Council  
From: Cynthia Folzer

**RE: Co-operators Tower & 180 Gordon Street**

I believe that to allow an Official Plan and zoning bylaw amendment for an eighteen story building at the corner of Macdonell and Woolwich streets is premature and could end up being a serious mistake. It could set a precedent to approve a wall of towers beside the Speed River. Let us wait until we have had a chance to look at the public input to the Official Plan Study now under way. Should we set a limit to the height? Are these towers sustainable? Some say no. How will recycling work in a tower? How will the fire department be able to respond to fires in these buildings or to power outages? Will an underground parking facility cause pollution in the river? Has the transportation study taken the new transportation centre impact into account? Has a wind study been done? Let us wait for the results of the Official Plan Study and for the answers to the many questions about this tower.

With regard to 180 Gordon Street, I believe the design is flawed. Such narrow townhouses could lead to problems with student housing and negative impacts on the adjacent park. I do not believe an Official Plan amendment should be approved allowing construction so close to the river's edge. A plan with fewer units would be more acceptable and conform with the present Official Plan.

*Cynthia Folzer*



 Service Guelph

*I concur.*

*George Renninga*

*5 March 2012*

Bullet Points from Chamber of Commerce Presentation March 5<sup>th</sup> – City of Guelph Council Meeting

- The City of Guelph has a long term vision to making the downtown core the vibrant center of the city.
- The City of Guelph invested in parks and trails along the river for people to enjoy.
- The City has invested significantly in The River Run Centre, Sleeman Centre, City Hall, Civic Museum and the transit hub as part of that vision.
- Planned public investment such as the Main Library, Baker Street and Wilson Street will continue.
- The City invested in the downtown businesses by free parking and façade upgrade support to attract more people to the downtown core.
- Current Provincial Places to Grow legislation and the Prosperity 2020 plan identify the need to have over 6000 residents added to the downtown core without increasing the boundaries and there is a need to add additional employment opportunities downtown as well to meet these plans.
- To make these plans a reality we need developments in the downtown core
- The Tricar development hits on several key points
  - Increasing the number of residential opportunities downtown
  - Increased employment opportunities downtown
  - Infill and brownfield development
  - Access to transit hub to potentially reduce commuter traffic into and out of downtown and the city itself
- Tricar is new in developing in Guelph but has a proven track record with similar developments in London and Kitchener.
- Tricar approached the Chamber and other businesses in town to determine the best way to work with the City to create a development that may work with the vision of downtown.
- Long term increased residential opportunities in downtown will increase business for the businesses already there and attract additional investment to provide services that are not downtown right now.
- As business profitability grows it will attract additional investment and increased property values which will in turn increase the tax base.
- Private investment requires a reasonable rate of return. Developments must have business and residential costs in line with market values. If we reduce the developments size too far the development will not be viable.
- To meet the 2020 plans for residential growth we have to get started now.
- Taking no action means nothing will change and to get to our vision something must change!

## **Presentation to City Council March 5 2012 Regarding 148-152 Macdonell Street**

### **Submitted by Hugh Whiteley**

The long-time prosperity of a city as a sustainable fulfilling community depends on the vigour and depth of the commitment of its citizens to the accomplishment of their vision for the city.

The vigour and depth of commitment are in turn dependent on the ability of city government to nourish the commitment by providing an substantial role for citizen participation in planning and carrying out the tasks needed to implement the vision.

The several proposals for high-rise buildings in downtown Guelph that are on the agenda, with 148-152 Macdonell the first to come before council as a firm proposal, require careful attention and full engagement with the community to ensure wise decisions are made.

In the continuing staff-led review of the proposal I ask that special attention be given to the following:

- (1) The cumulative effects of all high-rise proposals that are in prospect. This is best done through the Secondary Plan process. If a case is made for proceeding with a decision on 148-152 Macdonell before a Secondary Plan is completed then, at a minimum, the likely content of the Secondary Plan should form the basis for a cumulative-impact analysis.
- (2) Related to (1) the possible interaction of 148-152 Macdonell with the adjacent properties, especially the carwash and the east parkade (which may be itself a site for future intensification) should be considered.
- (3) The scrutiny of the buildings in terms of meeting the Community Energy strategy targets should pay specific attention to heat-loss aspects (see the recent discussion in the Globe and Mail of inadequate design consideration of this aspect in high rise towers.

## Comparison of Settlement of Issues for Infill at 180 Gordon Street and 146 Downey Road

Prepared by Hugh Whiteley March 5 2012

Note: On the issue of number of units required for 146 Downey Planning Staff provided guidance from the Growth Management Plan (between 27 and 67 units to meet PTG infill targets). For 180 Gordon no guidance from the Growth Management Plan has been given; using the 146 Downey guidance between 4 and 9 units are needed for 180 Gordon to meet PTG infill targets.

<b>146 Downey Road</b>		<b>180 Gordon Street</b>	
<b>Concern</b>	<b>Settlement</b>	<b>Concern</b>	<b>Settlement</b>
Traffic interference and off property parking	Resolved by traffic study, entrance location, onsite parking	Traffic interference and off property parking	
30 m vegetated buffer from stream	30 m buffer to be provided	30 m setback (OP) of development from river	
Reduction in number of units (density too high)	45 units, reduced from 60 (GMP 27 to 67)	Reduction in number of units (density too high)	
Reduced massing of monolith facing park	Separation into four blocks	Reduced massing of monolith facing park	
Height of units bordering neighbours	Two story limit agreed	Height of units re park edge, neighbourhood	Proposed four story acceptable
Angular plane applied at park edge	Angular plane not applied	Angular plane applied at park edge	Angular plane need not be applied
Offsets to break up monolith wall	Roof offsets to be provided	Offsets to break up monolith wall	Not needed if massing reduced (separation into two blocks)
No reduction in setbacks as per zoning	A small reduction for a few units allowed	No reduction in setbacks as per zoning	3 m setback for woodland provided, other reduced setbacks acceptable
High Design Standard building exteriors	Brick and stone exteriors agreed	High Design Standard building exteriors	Brick and stone exteriors agreed
Privacy protection	High fencing provided	Privacy protection	Fencing and building design and location agreed
Apartments not permitted	Zoning does not allow apartments	Apartments not permitted	Zoning does not allow apartments



# 180 Gordon Street Waterfront Condominiums



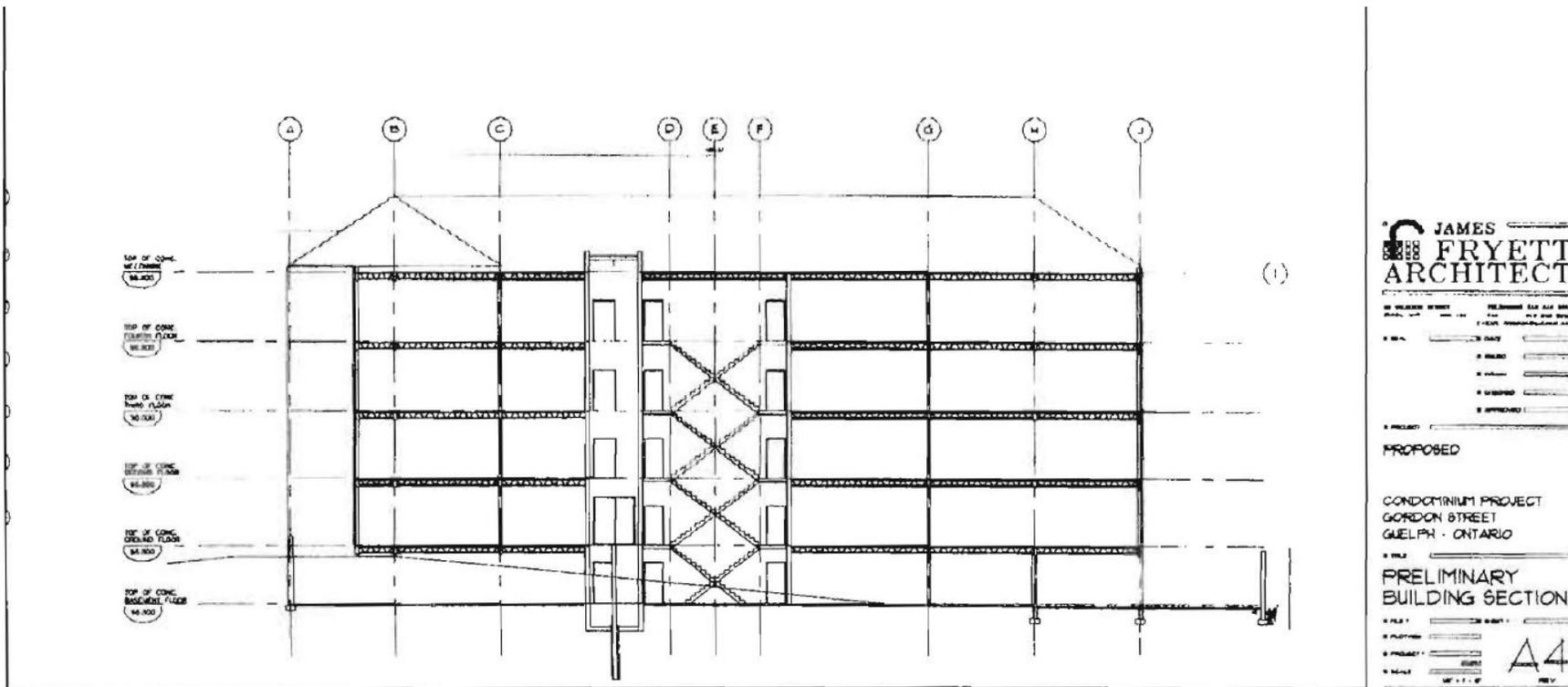
# Vision

- Build an elegant building with historic proportions that will fit well in the neighborhood.
- Improve Marianne's Park.
- Provide luxurious and unique housing options in a prime downtown location.
- Restore a vacant and contaminated property.
- Work with the community to build a plan that is supported by the key stakeholders so that it can move forward successfully.

# Meeting the key stakeholders

- City of Guelph - Urban Design / Planning
- Old University Community Association (OUNRA)
- South Neighbour (Multi-family complex)
- Governing Conservation Authority (GRCA)
- River Systems Advisory Committee (RSAC)
- City of Guelph - Transportation Engineers
- Public & Community Meetings

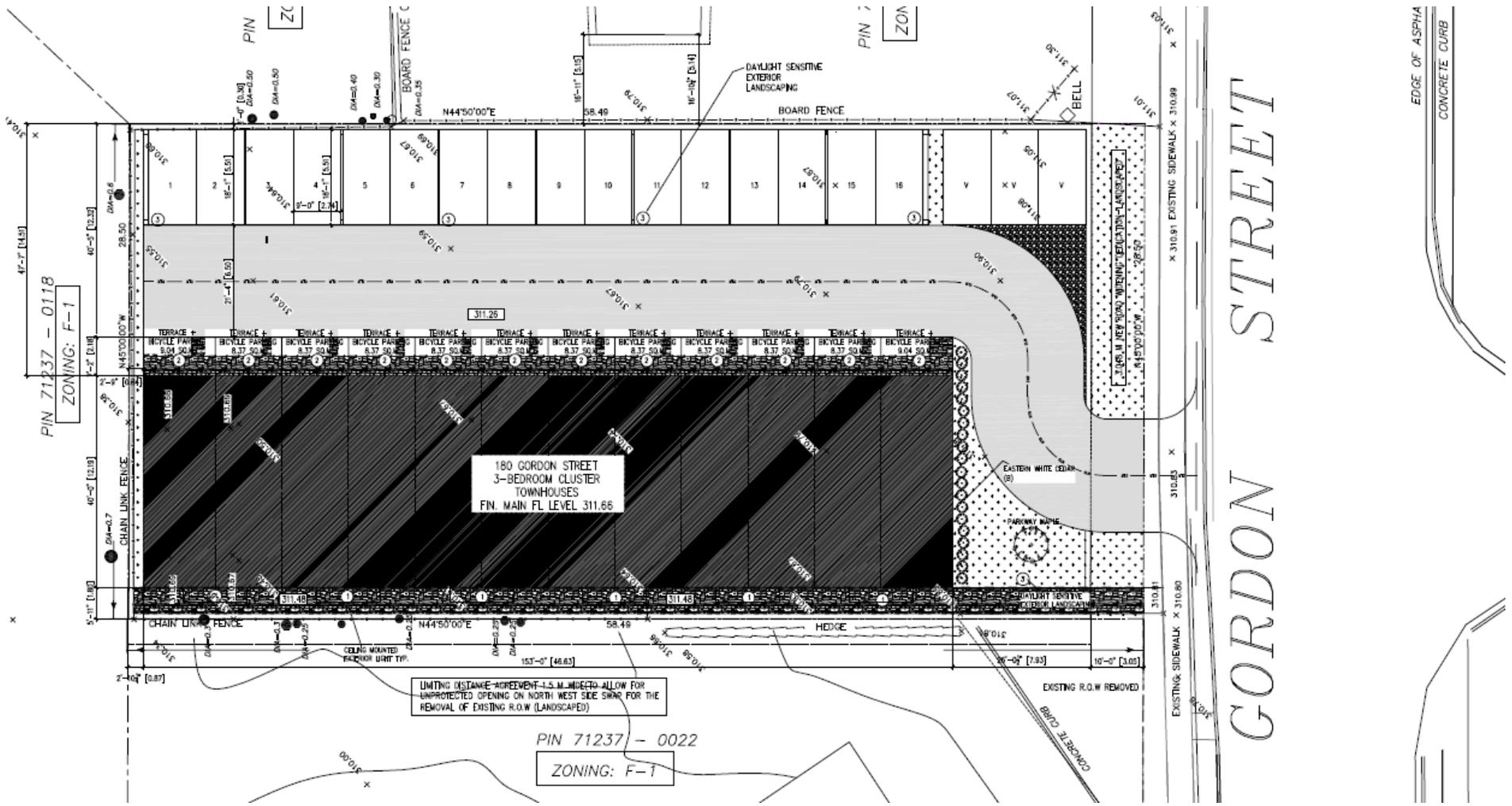
# The Plan - July 7, 2010







# The Plan - May 5, 2011





# Where we are today

- 11 x 3-bedroom condo units
- 11 covered parking spaces
- 6 uncovered parking spaces
- 2 parking barrier free
- 11 bicycle parking spaces
- Land dedication to city
- Expansion of Marianne's Park Access.
- Private rear terraces
- Private roof top amenity areas



# Respecting our Neighbours

## Marianne's Park

- A rejuvenation of the Park's appearance helping further promote its critical function in the community
- Increased public safety with crime prevention through environmental design (CPTED Principles)
- Driveway and parking hidden from the park
- Minimal shadow impacts from the building
- Three methods of delineation between the public and private space (hedge, retaining wall and iron fence)
- No access to the park from private property
- No private yards or amenity space fronting on the Park
- 50% increase in landscaped frontage / Continuation of the trail

# Respecting our Neighbours

## Sensitive South Multifamily Complex

- Moved and re-designed the parking structure
- Carefully considered the placement of the building
- Frosted windows on south facing 3rd floor windows
- Eliminated common area hallways
- Eliminated pedestrian access on south side of roof top terraces



# Concerns with Key Variances

- Density – Caused by the decision to build cluster town homes that fit better within the community vs. an apartment building  
*(16 Units allowed under R4A Apartment Zone)*
- Building Height – Caused by the desire to improve the cosmetics of the building  
*(access to roof top terrace is permitted without a variance)*
- Setbacks/Angular Plane - Caused by the desire to minimize or eliminate impacts on all of the neighbours  
*(Angular plan and Setback requirements can be met provided no consideration is given to neighbours)*

# Setback from River

- The Grand River Conservation Authority supports this application. The vision of this organization is:  
*“A healthy and sustainable natural environment in the Grand River watershed”*
- An Environmental impact study found no negative impacts on the river or environment. This report was then accepted by Guelph’s Environmental Advisory Committee.
- The City of Guelph planning department concluded that the project meets the intent of the river systems management plan.

# A Commitment to Sustainability

- Project will meet Natural Resource Canada's *Energy Star* standards for new residential construction by improvements in the following categories:
  - SITE SUSTAINIBILITY
  - ENERGY & WATER EFFICIENCY
  - INDOOR ENVIRONMENT QUALITY
  - RESPONSIBLY SOURCED MATERIALS



# A Commitment to Quality

Project Designed and Coordinated by  
Peter Higgins Architect Inc.



- Natural Limestone Base
- Molded Clay Brick
- Cedar Shingles
- Elegant Canopies & Fascia
- Quality Windows and Doors

# Summary

- The Site Specific Zoning and OP Amendment proposed allows for the sensitive and appropriate redevelopment of a Brownfield site within the built up area of the city.
- The project will greatly benefit the community by improving Marriane's Park and creating new housing options for Guelph residents in a superb downtown location.

**Thank you. Questions?**



To: Guelph City Council

Re: Proposed development at 180 Gordon Street

Dear Councillors:

I am a resident of Guelph, a constituent of Ward 5, and an employee of the University of Guelph. It has come to my attention that Council is considering a proposed development in my Ward at 180 Gordon Street that would violate setback and building-height requirements of the River Systems Management Plan.

I want to express my serious concerns about this development. The proposed building would abut a key piece of the parks system that is already occupying a too-small plot of land on the south bank of the river on the east side of Gordon Street. This is also a park that is dedicated to remembering and drawing attention to violence against women in our society, both nationally (it remembers the Montreal Massacre of 6 December, 1989) and locally (it is named for Marianne Goulden, a worker at Guelph-Wellington Women in Crisis who was herself a victim of such violence).

For most of the year, Marianne's Park functions as a private, contemplative space that would be violated by being overlooked by residences. One evening each year, this contemplative space is used for a December 6th Vigil on Canada's official day of mourning and action in memory of a national tragedy. Another day the park anchors the important international (and deliberately, declaratively noisy) Take Back the Night march, in which women protest and reclaim public space in a way that would no doubt disturb residents of an adjacent building.

It would be very disturbing if City Council were willing to circumvent the Management Plan in order to privilege this development, particularly when such development would infringe upon a space that is important to the entire Guelph community in reminding us all of our responsibilities to redress violence against women, in providing contemplative space to mourn and remember, and in providing public space to rally and act.

I urge the council to take seriously its responsibility to respect and protect this space, and I ask that my comments be included in the addendum to the agenda for the meeting on Monday.

Sincerely,

Dr. Ric Knowles

SENT by Email to: Blair Labelle, City Clerk – [clerks@guelph.ca](mailto:clerks@guelph.ca)

March 4, 2012

City of Guelph  
City Hall  
1 Carden Street  
Guelph, ON  
N1H 3A1

Attention: Mayor, City Council (March 5 Council Meeting)

Re: Property known as 180 Gordon Street

I attended all meetings in regard to 180 Gordon Street. I spoke at the first meeting and stated that this was intensification gone mad. The only evidence of support for this project came from the Old University Home Owners Association. This evidence of support has been eroded as the staggering height, width and depth and many variances have been exposed and discussed.

If the developers still want to sell this as an upscale development, they should reduce the number of units and make them very very high end to reduce the student factor.

With the lack of evidence of any support from the community for this development, Council must reject it and ask the Planning Department to re-assess their position.

Respectfully submitted

Dennis Jamieson

**From:** Karen Balcom  
**Sent:** March 4, 2012 4:50 PM  
**To:** Mayors Office  
**Subject:** 180 Gordon Street

Dear Mayor Farbridge,

As you know, the proposal for 180 Gordon Street is coming to Council again on Monday evening. And, as you also know, I have been quite vocal speaking for myself and for my neighbours in opposition to the proposal as it stands.

With all of the contention and controversy, I feel that one important commonality connecting the neighbours, other concerned Guelphites, the staff, the Council and the Developer might be overlooked. Everyone involved in this process agrees that there should be infill housing on this site. The question, and it is not an easy one, is what level and what form of infill is appropriate. What is the best way forward?

Council has seen this proposal several times now and it may appear that there has been due deliberation. I would like to point out, respectfully, that the repeated returns to Council were determined by errors and omissions in the proposal from the Developer and the report from Staff (no provision for snow storage on the site, no mention of the angular plane requirements, no mention of, or application for, the OP amendment). In addition, the neighbours and other concerned citizens feel they have been ignored, and that the normal process of meaningful consultation on a contentious development proposal has simply not been applied in this case. We have concerns, but we also have ideas; we are intelligent and committed citizens willing to compromise and to consider tough choices if we are dealt with respectfully. Unfortunately, the one public meeting between the Developer, the staff and citizens in no way constituted meaningful exchange. It was, as you heard from several delegations, nothing more than window dressing with no discussion – at all – of any compromise or potential changes to the proposal.

You have heard, I know, from Dr. Whitely, who has compared the public process in the case of 180 Gordon to other proposals coming before the city. Dr. Whitely has also raised, as a basis for conversation, a version of the proposal that addresses many of the concerns of the neighbours, leaves a very substantial development, and protects the 30 m buffer. He has asked, and I second this request, that Council instruct staff to facilitate more fulsome negotiations between the Developer and citizens before voting on this proposal. I will admit, as I have before, that I am learning as I work through the proposal and development process, and I am unclear on the exact protocol for a motion to this effect. Could this be achieved through a deferral and an instruction to staff? Would it require Council to vote down the current proposal?

A group of neighbours in Old University have engaged legal council to appear at the meeting on Monday, and present the case for a more engaged and meaningful consultation on this development, perhaps beginning with Dr. Whitely's proposal. I urge you to support this approach and in so doing create space for a development at 180 Gordon

Street that respects the neighbourhood, the park, the river, and the integrity of the bylaw system in the city.

Dr. Karen Balcom

**From:** JEAN SIMPSON  
**Sent:** March 4, 2012 5:00 PM  
**To:** Mayors Office; karon Balcom  
**Subject:** 180 Gordon st Guelph

Dear Madam Mayor and Councilors,

I am in extreme opposition to the development at 180 Gordon st Guelph because of the close proximity to the River= Marianns Park= Water st and James . also the number of town houses,

I want to see more Mediation with the community on this issue.

Sincerely, Jean Simpson, 100, water st.

**Submission to City Council March 5 2012: Planning Application for 180 Gordon Street**

**Submitted by Hugh Whiteley 226 Exhibition Street Guelph ON N1H 4R5**

**Outstanding Issues**

The supplemental staff report of March 5 records the many issues raised by neighbourhood and community commentators that remain unresolved. The length of the list should be sufficient grounds to reach a decision that this proposal as it stands to-day is not acceptable.

I will restrict my comments to three issues (1) density is too high (2) impact of the development on Marianne's Park and (3) lack of conformity to the Official Plan's protection of river corridors.

(1) Density is too high

The intensity of infill developments is the key factor in determining the compatibility of infill with the surrounding neighbourhood. The Official Plan has much to say about the criteria to be used to determine compatibility and most of these factors have density as a surrogate measure. The staff report reduces the issue of conformity of the Official Plan as to density to one measure, the maximum density permitted for any type of development anywhere in the City, and suggests that this proposal is in conformity with the OP density provisions because its density is less than the maximum 100 units/ha permitted.

This judgement trivializes the compatibility provisions of the Official Plan, and the expressed deep concerns of the neighbourhood, and is the antithesis of good planning as it has been practised in Guelph up to now. The compatibility provisions of the Official Plan have been carefully thought out and are expressed in concrete form in the Zoning By-law, an instrument that must, by law, be in conformity with the Official Plan.

The Zoning-Bylaw defines compatibility for townhouse developments as requiring a density of 37.5 units/ha or less. There have been 61 cases of townhouse developments requiring variations from the standards set out in Table 5.3.2 of the Zoning By-Law. Only 10 of these 61 required the density provision to be varied, and the varied density was as often a lowering of density below 37.5 units/ha as an increase above this limit. The median density set for these ten cases with density variation is 38 units/ha, right on the maximum in Table 5.3.2.

Council may be surprised to learn that the bitterly contested 146 Downey townhouse development ended up at a mutually agreed 37.5 units/ha and required no density variation in the approved By-law.

As an aside I am very concerned that Council has been given the impression that Places to Grow requires large adjustments to previous planning standards and practices in Guelph. I have expressed strong reservations about the Places to Grow initiative because it totally ignored sustainability as the grounding principle of good community planning but this should not be

interpreted as a lack of support by me of the community form principles imbedded in Places to Grow.

Careful evaluation of the Places to Grow requirements set by the Province for community form will show that these requirements uniformly reflect the direction of planning already set for the City of Guelph in its Official Plan and Zoning By-law. Guelph has long advocated compact community form, efficient use of land and energy resources, and higher-than-suburban intensity in infill as a way of achieving these objectives. Not only is the Places to Grow population target for Guelph exactly what was already projected in the Official Plan before PTG was set; the means used to achieve compact and efficient community form were also already in the OP.

Guelph has not always been diligent in its efforts to shape development in ways that conform to the Official Plan. The helpful contribution to planning made in Places to Grow is to make compulsory the standards and attitudes that had been adopted in principle but frequently let slide in practice.

In practical terms a density of 40 units/ha, averaged over infill developments will comfortably meet the Places To Grow requirement for compact communities. For an especially sensitive site such as 180 Gordon Street the reasonable expectations of the neighbourhood and community is that a density around or below 40 units/ha will satisfy both compatibility and compact community form requirements. A density of 70 units/ha, not just above the By-Law standard but double the By-law standard is an unjustifiable infringement on compatibility.

## (2) Impact of development on Marianne's Park

The basic problem with the proposal for 180 Gordon is not the carefully crafted and elegant façade. The proposal is wrong for the site because it is designed to meet the wrong aesthetic need. The proposed high very long façade is a big-city urban form created for the setting of a residential square where elegant four to six story facades are formed around and frame a protected and enclosed formal open space. This form is wrong in form, scale and position for 180 Gordon because the open space here has needs that are the antithesis of "framing" Developments next to rivers and small riverland parks must provide visual expansiveness, openings and a sense of freedom from enclosure for the river and park.

There are two approaches that address the massing and positioning needs next to Marianne's Park. The approach set out in the Official Plan and Zoning-Bylaw relies on setback and angular plane restrictions to provide the needed open feel for the park. While this is the better approach in general there are specific situational elements of 180 Gordon Street that make an angular plane approach difficult if not unfeasible. This requires a move to "Plan B".

Plan B removes the unwanted sense of enclosure by providing a large gap in a proximate façade i.e. by separating the proposed single large building into two or more units with a generous space

between. This opening provides the needed sense of spaciousness and reduces the perception of intrusiveness to a tolerable level.

Turning once again to 146 Downey for guidance a major concern of neighbourhood residents was identical to concerns about 180 Gordon e.g. the intrusive impact of the long high façade of a single-block multi-unit townhouse block on the adjacent public open space. The ad hoc committee of residents called for, and were given, relief from the overwhelming façade by changes in blocking/massing – the introduction of gaps through the separation of one block into four smaller blocks. The planning consultant who advised the ad hoc residents group approved of this change, stating that “the change in the massing of the units on the east end of the site makes the development more compatible and reduces the impact onto the adjacent open space”.

The concerns of the community and neighbourhood about the impact of a single large façade on Marianne’s Park are entirely legitimate. Surely this site deserves the same standard of compatibility that was applied to 146 Downey!

### (3) Lack of conformity to the Official Plan’s protection of river corridors

A central theme of Guelph’s Official Plan is the protection, restoration and enhancement of the Speed and Eramosa valleys as primary environmental corridors. To ensure that this protection and enhancement takes place the Official Plan identifies with great specificity a 30 m minimum set back of development from the edge of the river. The purpose of this setback is not limited to satisfaction of one objective, to protect the water quality of the river for example.

The environmental corridors of the rivers have a multiplicity of functions set out in both the Open Space policies of the city and in the Natural Heritage policies. The setback meets objectives for both the connected open space system and for the Natural Heritage System. Of great importance is the recognition that the Natural Heritage System is an important part of the open space system but is only one part. Especially in the case of the river corridors a holistic view of all the interactive functions performed by river corridors as open space and as NHS elements must be kept in mind.

The judgment that the current proposal conforms to the Official Plan requirements for protection, restoration and enhancement of the river corridor is based on the reductionist argument that environmental protection can be reduced to narrow technicalities and legal sophistry with the intentions of the Official Plan lost in a barrage of highly selective references to policy detail backed by inappropriately narrow analysis..

I will give three examples. The first is the finding that the north east corner of 180 Gordon is not Core Greenland despite it being within the 30 m setback specifies to be a vegetated buffer free from development in the Official Plan.. The finding is based on the assertion that the only purpose of Core Greenlands in the river corridor is to provide protection against damages caused by flooding. The GRCA has agreed that if the corner of the property is filled to above the regional flood line it will be out of the Floodway. The conclusion drawn is that this filling, if it took place, would remove the Core Greenland designation

This misses entirely the equally valid and separate reason for Core Greenland designation, the presence of a primary environmental corridor, a corridor separated out for special mention in the Official Plan as part of the backbone of the City's NHS and Open Space system. Whether or not the corner is filled the Core Greenland Designation remains.

Example two is the argument that Marianne's Park does not qualify for a restoration area and should be part of the City's Natural Heritage System. A fact of first order importance is that there is a 7 km length of river corridor on the south (left) bank of the Eramosa and Speed River extending from the City Boundary upstream of Stone Road to the Township of Guelph-Eramosa line at the Dolime quarry. Of this 7000 m length only 58 m, the 58 m of Marianne's Park is Not designated as Significant Natural Area. The south bank portion of Royal City Park is Significant Natural Area and a Restoration site despite having landscaped features and a heritage stone wall at the rivers edge.

The criteria for inclusion in the NHS are (1) provides connectivity by filling gap and (2) city parkland not intended for sports field use. The connectivity criteria puts Marianne's Park at the head of the list for inclusion in the NHS to fill the last gap in the 7 km connected open space corridor. The intended use is not for a sports facility and Marianne's Park is identical in features and intended use to the adjacent section of Royal City Park. If Royal City Park, with its grassy areas and stone wall, qualifies as a restoration area then so does Marianne's Park.

The third example is the statement that the City has no intention of enhancing Marianne's Park with some careful naturalization. This is contradicted at once by the current status of the park's vegetation. The eastern 11 m of the park are already wooded and natural – an aspect of the park not described in the staff report. The lot that is now Marianne's Park, 176 Gordon, was purchased jointly by the City and the GRCA to provide vegetated public open space at the rivers edge. The purchase was proposed by the City of Guelph and the city paid about 50% of the cost of purchase and site preparation including bearing the full costs for demolition of the house on the property and grading of the site. The GRCA covered 25 % of the purchase cost and was the owner of record so that the purchase qualified for a provincial grant that covered the remaining 25 % and was only available for valleyland purchases made by the GRCA.

The general intention of the City to introduce further naturalization along the river corridor as appropriate and as circumstances permit is very well expressed in the 2009 Royal City Park Plant Materials Management Plan. The proposal contained in this plan for the south bank portion of Royal City Park applies with no alteration needed to Marianne's Park.

## Conclusion

Approval of the proposal as it stands would be a decision to ignore community opinions and community values. No justification has been given for approval of a proposal so markedly out of conformity with the provisions of the Official Plan and with the expressed opinions of Guelph's citizens. A decision to approve would be especially wrong headed because with small but vitally important adjustments to the proposal in terms of number of units and positioning all the City's objectives, and those of the community and neighbourhood could be met.

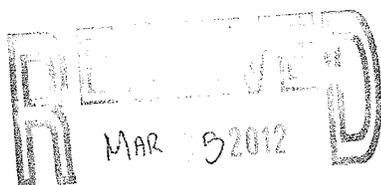
To: Mayor Farbridge and Guelph City Council  
From: Cynthia Folzer

**RE: Co-operators Tower & 180 Gordon Street**

I believe that to allow an Official Plan and zoning bylaw amendment for an eighteen story building at the corner of Macdonell and Woolwich streets is premature and could end up being a serious mistake. It could set a precedent to approve a wall of towers beside the Speed River. Let us wait until we have had a chance to look at the public input to the Official Plan Study now under way. Should we set a limit to the height? Are these towers sustainable? Some say no. How will recycling work in a tower? How will the fire department be able to respond to fires in these buildings or to power outages? Will an underground parking facility cause pollution in the river? Has the transportation study taken the new transportation centre impact into account? Has a wind study been done? Let us wait for the results of the Official Plan Study and for the answers to the many questions about this tower.

With regard to 180 Gordon Street, I believe the design is flawed. Such narrow townhouses could lead to problems with student housing and negative impacts on the adjacent park. I do not believe an Official Plan amendment should be approved allowing construction so close to the river's edge. A plan with fewer units would be more acceptable and conform with the present Official Plan.

*Cynthia Folzer*



 Service Guelph

*I concur.*

*George Renninga*

*5 March 2012*

From: Dean Kueneman  
Sent: March 1, 2012 8:08 AM  
To: Mayors Office; Cam Guthrie; Andy VanHellemond; Bob Bell; Gloria Kovach; Ian Findlay; June Hofland; Leanne Piper; Lise Burcher; Maggie Laidlaw; Maggie Laidlaw; Todd Dennis  
Subject: license fee

Hello,

My name is Dean Kueneman. I own a shared rental house in Guelph. I have owned this property for almost 3 years. At the time of purchase, I paid a great deal of money to ensure that everything was legal in the house for students. If you check your records you will find I obtained permits for everything top to bottom.

I write you this letter because despite the fact that I have nothing to worry about in terms of inspection of my property, I am against paying a license fee just because I own one. I would like the city to crack down on illegal properties for sure, however, I do not wish for you to use me as a means of revenue to do so.

I must confess, I am not sure if you are intending on slapping on a license fee to do this as you have not released details, but it would appear that you are going in that direction?

I feel I am taxed enough. PLEASE FIND A WAY TO AVOID TAXING THE PEOPLE WHO ARE LEGAL

Dean Kueneman

**From:** Tammy Morrell-Bellai  
**Sent:** March 3, 2012 8:09 AM  
**To:** Mayors Office; Lise Burcher; Leanne Piper  
**Subject:** proposed by-law for rental properties

Hello Mayor Farbridge and Councillors Burcher and Piper,

I am the parent of two students at the University of Guelph. We recently purchased a townhouse for them close to the University where they will live for the next three or more years. I understand that the City of Guelph is anticipating bringing in a by-law that would require the licensing of rental properties in Guelph and wanted to provide some input to the discussions.

First, let me say that I am not opposed to a by-law since it will protect the safety of students who are vulnerable due to their limited financial resources. However, I would request that the City of Guelph consider the fact that as parents of University students we are already very strapped from a financial perspective. We are paying tuition for two children and have all of the expenses of the Townhouse that we just purchased on top of this. Thus, I would request that you attempt to keep the cost for the landlord to a minimum. I understand that Oshawa has a annual fee of \$250. plus a requirement of an annual inspection. In my opinion this would not be onerous for us since the safety of the students is paramount. However, I would urge you to not adopt something like Waterloo has which would create considerable financial burden for parents in my situation. That is, I understand their yearly fee is per rented room and that the landlord also has to pay for an annual electrical and HVAC inspection. When we purchased our townhouse our offer was conditional on an electrical inspection which was done. Also, once we take possession we intend to have the furnace serviced to ensure that it is in good repair. I am pleased that you are concerned about the safety of students but hope that you will balance this with the financial burden this places on parents, which I think Oshawa has done.

So my recommendation is that if you do pass a by-law that it only require an annual inspection by the City and an annual license fee of no more than \$250. per home. The inspection would ensure that the windows in basement bedrooms met fire code and that the smoke alarms and carbon monoxide detectors were in working order. You could also require proof of having had an electrical inspection done "in the past ten years" and proof that the furnace has been serviced "in the past 2 years", since these are things that owners would do anyway and would not impose an additional financial burden on already strapped parents.

Thank you for considering this request,

Tammy Morrell-Bellai

Good Evening Mayor Farbridge and Councillors,

As part of one Landlord Party who appealed to the OMB the City's zoning bylaw amendment passed in September 2010 I welcome Council's recent decision to repeal that by-law. The repeal will end an effort by City Council when in 2010 it hastily implemented a flawed by-law and withdrew an equally flawed licensing by-law proposal designed to address neighbourhood concerns about Shared Rental Housing. There is a view the by-law was hastily implemented by City Council before the 2010 municipal fall elections, to assure Ward 5 & 6 residents their concerns about student housing issues were being addressed by City Council

It is now comforting to learn the City's primary reason for withdrawing from the OMB Appeal is its recent new found respect for OHRC concerns about the discriminatory "people zoning" aspects of the by-law. Ironically, in its rush to pass the by-law in 2010, Council ignored at that time the same concerns expressed by the OHRC, the Federation of Rental-Housing Providers of Ontario, the Wellington Guelph Housing Committee and numerous Landlords. These parties all expressed their concerns the proposed by-law was essentially a "people-zoning" exercise.

Much time and cost have been expended by the Parties involved in the OMB Appeal plus much time incurred by all Stakeholders leading to the implementation of the by-law in 2010. Regrettably, today there are not many results to show for that expended effort and cost.

Hopefully, going forward a fresh start can be made to the SRH file (aka, Student Rental Housing). I'm encouraged that Report 12-26 commented that "the process of investigating a licensing program will also include significant public and stakeholder engagement beyond the Human Rights Commission." That inclusive process open to all Stakeholders would be a welcome change. For comparison purposes Waterloo held 6 open forums to gather public input in response to its licensing proposals. I hope City Council takes the same approach as Waterloo.

**My observations or concerns regarding Report 12-26 are:**

**1) The Report ignores that licensing is not needed for behavioural and safety issues:**

In December 2009 City Staff released Report 09-100 noting that "behavioural and nuisance issues will need to continue to be enforced through existing by-laws" and not by a licensing by-law. That prior view was supported recently when City Staff reported at the October 2011 and January 2012 Town and Gown Meetings that behavioural type complaints had declined since increased by-law enforcement had commenced since September 2011.

Other cities such as Windsor, Kitchener, Hamilton, Oakville, Ottawa, Kingston & Toronto presently all consider that licensing cannot control behaviour. I found that only Oshawa, under

its licensing regime, will hold a SRH Landlord responsible for their Tenant's behaviour and consequently not renew a license.

Licensing is not required to deal with building and fire safety concerns. Those concerns can administer by the Ontario Building code, the Ontario Fire Code and municipal property standard bylaws.

Basically, licensing is not required to deal with behavioural and safely issues. The enforcement tools already exist.

## **2) Report is silent on the City's objective and strategy for licensing:**

It is very clear that City Council wants to implement a licensing by-law. However the Report is silent on what the objective and strategy is for implementing such a policy.

The only reason to implement a licensing by-law is to impose onerous & costly conditions on SRH Landlords to force them out of business and reduce rental housing supply in neighbourhoods.

Presently, there are only two comparable municipal licensing models currently in place in Ontario, Oshawa and Waterloo/London. I was advised at last October's Town & Gown meeting that "staff was slowly working on a licensing policy". Therefore, it is reasonable to expect that Staff and Council Members on the Planning & Building, Engineering and Environment committee already have a preliminary view which model or combination they consider is most appropriate for Guelph.

Oshawa's licensing model applies to a small geographical residential area targeting 231 houses containing only 924 rentable bedrooms. That model would seem inappropriate to Guelph which has a larger student population of 15,000 living off-campus in a larger geographical area, although primarily in Wards 5 & 6.

The remaining comparable licensing model is Waterloo/ London's. Those cities, much to the ire of all small Landlords, imposed city-wide licensing on all building with 4 apartments or less, including houses, basement apartments & single room rentals with the expressed published policy objective to move students from the neighbourhoods to **special purpose student high-rise apartments that had already been built. All this was done with the expressed opposition from the OHRC.**

**Question:** What is Guelph City Council's licensing strategy and plan to deal with the unintended consequences?

The report ignores that at least 10,000 Guelph students live in different types of shared houses in residential neighbourhoods versus multi-unit apartment buildings. The City also ignores that if an onerous and costly license by-law is imposed then Student Landlords can sell their houses and leave the rental market. A student housing shortage would result which would require large purpose built high-rises, as proposed at Stone & Gordon. I believe this is the strategy of City's Planning Department and City Council.

**Question:** When will City Council notify the Mayfield Park Community Association the proposed student high-rise development will soon be approved?

**Conclusion:**

The tools to deal with behavioural, safety and zoning issues already exist without the need for a licensing by-law. However, City Council intends to reject this approach. The apparent strategy of licensing is to move students out of Ward 5 & 6 neighbourhoods by imposing restrictive operating controls on to force student landlords out of business. However, there is no alternative strategy to provide housing to the several thousand soon to be displaced students.

Respectively Submitted,

Morris Haley  
Guelph, Ontario