

- ADDENDUM -
- GUELPH CITY COUNCIL MEETING -
- April 30, 2012 -

Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan

DELEGATIONS

- Tony Darmon
- Stan Kozak, Allan's Mill Pond Neighbourhood Group
- Hugh Whiteley
- Dave Sills, Guelph Civic League

CORRESPONDENCE

- Stan Kozak
- David Nash
- Nigel Bunce
- Alan Patton, Patton Cormier & Associates
- Lillian & Peter Links
- Leanne Johns
- Jane Thornton
- Nancy McLarty
- Cheryl McGowan & Dave Bartram
- Tet Tacoma
- Emma Kuizenga
- Wilfred Ferwerda
- Ed & Barb Wesselius
- Peter Griffioen
- Peter Wright
- Monika Wright
- Mary-Claire Kavanagh
- Aidan Ware
- Lloyd Longfield, Guelph Chamber of Commerce
- Hugh Whiteley
- Dave Sills, Guelph Civic League
- Judy Martin, Sierra Club of Canada, Ontario Chapter
- Margaret MacKinnon
- Aynsley Anderson SmithValeriotte
- Joe Carapella, The Tricar Group
- Mike Abdelmalak

April 27, 2012

Dear Mayor Farbridge and Councilors,

Recently members of the Allan's Mill Pond Neighbourhood group met to discuss and come to a position on the Downtown Secondary Plan.

After much discussion our neighbourhood group wishes to convey to you that:

- we are supportive of the goals of the downtown secondary plan in principle
- we have serious concerns about some of the details with specific reference to maximum heights
- our position is that the maximum height of development in the expanded downtown area should be restricted to 10 stories
- in the negotiation process that occurs with proponents we are of the position that granting of additional floors above ten stories (bonusing) only occur if the proposal demonstrates:
 - Leadership in sustainability as indicated by some level of LEED standing,
 - An exceptionally attractive design making it worthy of the visual status that accrues from heights at this level,
 - Angular plane features as per the current Official Plan -the structure is stepped back from the street or riverside property line.

We are of the view that maximum height is a pivotal item in the plan. Accordingly we request that council consider and vote on it separately so as to clearly address the issue and clarify the position of each member of council.

Despite the fact that hired consultants and city staff members are making recommendations that differ from our position, it is you as our representatives that ultimately provide the direction on behalf of city residents. There are too many examples in local planning where staff recommendations have been followed only to the detriment of the community. The need to increase density is clear; however the means of achieving it should not change the overall character of our city for the worse.

Sincerely,

Stan R. Kozak

On behalf of the Allan's Mill Pond Neighborhood Group

G. E. NASH LIMITED

Established 1920

544 Niagara Street, Welland, Ontario L3C 1L8

Tel. 905-788-5070

Mailing Address: P.O. Box 457, Welland, Ontario L3B 5R2

Fax. 905-788-2661

Madam Mayor, Counsellors and City Staff.

April 26, 2012.

Re: OPA 43 (Draft) – 110 Gordon St., Guelph Ont.

Since my letter regarding the above, and my presentation at the Public Meeting of November 7, 2011, the first opportunity to address my concerns personally to staff was afforded me on the 2nd of April 2012, a mere twenty eight days prior the Council meeting of April 30th, being a void of 5 months after the Public Meeting in November.

It appears that my concerns are of little consequence to the City of Guelph and that the only change in draft policy for OPA 43 is to defer expropriation proceedings for ten years, i.e. from 2021 to 2031. This modest change does not afford me any benefit or comfort nor does it alter my position or circumstance. My concerns are still real and material and have not changed from November 7, 2011.

After the meeting with your staff, being Messrs. Salter, Degroot, Panabaker and Stokes, it was abundantly clear that the City of Guelph believes the expropriation of 110 Gordon St at this time is not in the best interest of the City of Guelph since that economic burden can be directly placed on the shoulders of the property owner by way of diminishing the property value over time, with the threat of down-zoning and future expropriation. The passing of OPA 43 will polarize and depreciate the value of 110 Gordon St., and negates any opportunity for future re-development,

As the year 2031 draws nearer, the corner of Wellington and Gordon Streets will become an area of urban blight, for the landlords will put less and less effort into the maintenance of their properties knowing full well that expropriation is all but inevitable, and the root cause will be directly a result of the policies adopted by the City of Guelph.

It has always been my understanding that the use of expropriation by a City is too fulfill an immediate and important necessity and is to be carried out forthwith, and not to be used as a tool to fulfill a future wish or desire, in hopes that the economic means will be more favourable. When asked of Mr. Stokes "...why the City of Guelph doesn't borrow the money now, with interest rates at record lows, expropriate and pay the debt down with the income from the identified properties, until such time as the park is deemed necessary"...the response was "that it has been examined and is not economically feasible nor favourable for the City". Hence my conclusion... transfer the burden from the City of Guelph to the individual property owner.

The Guelph Animal Hospital had expressed a desire to extend the lease beyond its' last five year term, commencing in 2013, but as a result of draft OPA 43, that desire is on hold and so is their future occupancy. There is little doubt that if the tenant vacates, that it will be a direct result of OPA 43 and G.E. Nash Limited will hold the City of Guelph accountable, and evaluate the damages, both in the near and longer term.

The City of Guelph should either expropriate the property immediately or abandon the Park Policy Section for Wellington and Gordon Streets from OPA 43.

Yours Sincerely,

David A. Nash
Secretary & Treasurer
G.E. Nash Limited

c.c. Callum Shedden, Daniel & Partners

From: Nigel Bunce
Sent: April 26, 2012 8:52 PM
To: Mayors Office
Subject: Downtown Secondary Plan

April 25 2012

Mayor Karen Farbridge

Re: Downtown Secondary Plan

Dear Mayor Farbridge:

You will recall that I have written to you before concerning developments in the downtown area, and I therefore hope you will forgive a further intrusion on your time. I wish to reiterate that I am not opposed to densification, and welcome the concept of revitalizing our downtown core by having more downtown residents.

My concerns with the secondary downtown plan relate to the issue of over height buildings. To date, the downtown area has been limited to five storeys in height. I am especially concerned with the livability and human scale of future development. The proposed plan envisages a number of “hot spots” where buildings of up to 18 storeys, plus mechanicals, may be located. I have visited many cities in both Europe and the Americas where streetscapes have been confined to a human scale in height, and where, moreover, a similarity of building height makes for aesthetically pleasing streetscape vistas. These cities include Stockholm, Paris and Madrid in Europe, Buenos Aires in South America, and the “brownstone” residential areas of cities such as Boston, New York, Chicago, and San Francisco. All these cities achieve very high residential density without going to great heights. These districts are routinely chosen by Hollywood as examples of desirable places for the characters in their movies to live. In real life, the residents are connected to the streets on which they live. Converse examples are provided by the inner residential areas of Toronto and Mississauga, where “canyons” of high rise condo and rental buildings separate the people from their neighbourhoods.

Examples in Guelph that appeal to me as good planning include the redevelopment of the Deloitte building on Macdonnell, and the former lumber yard opposite the Guelph Youth Music Centre on Cardigan Street. Another is the redevelopment of the Gummer Building, where the set-back of the higher, interior, part of the building makes it unobtrusive from the street. Converse examples include the distressingly ugly Park Mall, and the high rise apartments on Cardigan Street of which, I am told, previous city councillors said that these were planning mistakes that they wished could be undone.

This last, of course, is exactly the point. High rise buildings cannot be torn down if the result is unpleasing. This is not Legoland.

At this moment in time, you and your fellow councillors face a once-in-a-lifetime planning decision that will impact on the future of our city. It is, I acknowledge, an

awesome responsibility. Once permission is granted to erect high rises in the proposed hot spots, pressure will inevitably be placed on you and your successors to use them as precedents for further such intrusions. At the present time, we have a marvellous opportunity to “get it right” with the redevelopment of the two sites at the intersection of Macdonnell and Woolwich and the adjacent Woods factory site. Our successors will not thank us if we get it wrong.

Let me reiterate: I am not opposed to densification of our down town area. Nevertheless, I believe that the downtown secondary plan is based on a fallacious assumption – namely that high rise development is the only solution. Instead, I envision streetscapes of 6-8 storeys that could offer a gracious and livable solution to increased density, with streets such as, but not limited to, Gordon (from Woolwich to Waterloo), Macdonnell, and Woolwich (from the railway to the fire station) gradually being redeveloped in a manner congruent with the planning of the great cities of the world. Moreover, it is simply untrue to say that “the plan ensures that the image and experience of Downtown from within the historic core will not change dramatically.” Of course it will. Placing buildings up the 18 storeys will place a most jarring distortion to the experience of a five storey streetscape.

Please consider very carefully the options before casting your vote on this plan. I am not exaggerating when I say that the future of our city is in the hands of yourself and your colleagues.

Sincerely

Nigel J. Bunce

PATTON CORMIER & ASSOCIATES
LAWYERS

Alan R. Patton, B.A., LL.B.

Elizabeth K. Cormier, B.A., LL.B.

Analee J.M. Fernandez, B.A., LL.B.

R. Arti Sanichara, Hons. B.E.S., LL.B.

April 27, 2012

File No. 32175

via email: clerks@guelph.ca

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

Attention: **Tina Agnello, City Clerk**

Dear Ms. Agnello:

Re: **Downtown Guelph Secondary Plan and Proposed OPA 43**
"Key Pedestrian Connection" and a "Mid-Block Pedestrian Mews"

We are the solicitors for Ayerswood Development Corp. ("Ayerswood"), owner of land municipally identified as 45 Yarmouth Street.

By letter dated November 25, 2011 we raised concerns regarding the effect on proposed Official Plan Amendment 43 ("OPA 43") on our client's lands. The current proposal within OPA 43 (Schedules "A", "B" and "D" and Sections 11.1.4.2.9 and 11.1.5.2.15) to designate a "Key Pedestrian Connection" and a "Mid-Block Pedestrian Mews" on Ayerswood's land is unreasonable and without planning justification.

Further, the proposed policies of OPA 43 continue to inappropriately establish details of building design, and while they now introduce the word "generally" into the policies, they place the onus on the developer to demonstrate why the policies cannot be met (Section 11.1.8.1.4). Of specific concern are the proposed policy Sections 11.1.7.23 and 11.1.7.36 which would require buildings taller than 4 storeys to have a minimum "stepback" of 3.6 metres from the front of the building. Since Ayerswood's property has frontage onto two streets such "stepback" is unnecessary and inappropriate creating unfair and adverse impacts for development of the site. Further, the policy requirement is not warranted within the existing built context.

Patton Cormier & Associates

File No. 32175

Page 2

The Secondary Plan and OPA should be revised to address these legitimate concerns. We request to be notified in writing of any further meetings regarding this matter and that we receive written notice of any Council decision and adoption of Official Plan Amendment 43.

Yours truly

PATTON CORMIER & ASSOCIATES

per:



Alan R. Patton

ARP/dr

apatton@pattoncormier.ca

cc: *Ayerswood Development Corp. - via email*
Zelinka Priamo Ltd. - richard.z@zpplan.com

From: plinks
Sent: April 27, 2012 1:37 PM
To: Mayors Office
Subject: Height restrictions on high rise development

Dear Mayor Farbridge,

Think of the most beautiful cities in the world - Paris, Rome, Istanbul - and then picture high rises in their downtown core.

Is that really what you want to do in Guelph - spoil a uniquely beautiful downtown with high rise development?

Yes, there is a need for development in the downtown area, but please limit the height to no more than 8 stories. Buildings taller than that should be kept well away from downtown.

Thank you for voting to limit the height of high rise development in downtown.

Sincerely,

Lillian and Peter Links

From: leanne johns
Sent: April 28, 2012 11:05 AM
To: Mayors Office
Subject: downtown secondary plan

Dear Mayor Farbridge,

Hi Karen,

Cities are known by their downtowns. To change the core of Guelph by allowing tall towers is to change the look and feel of Guelph forever. Therefore I request that on Monday April 30, you ask city council to consider and vote (recorded) on maximum height as a separate item from the remainder of the Downtown Secondary Plan.

On the November 7, 2011 Council Meeting where the Downtown Plan was discussed, city staff agreed that tall towers are not required to meet provincial density targets. It is my opinion that all buildings within the newly defined downtown boundaries should be capped at 10 stories, including parking levels and rooftop utilities. Such buildings should be carefully considered so as not to take away from our city core which is known for its historic churches and limestone street scapes.

Please let me know how your position on this matter and how you will vote.

Sincerely

Leanne

Leanne Johns

From: Jane Thornton

Sent: April 27, 2012 1:47 PM

To: Mayors Office; Bob Bell; Jim Furfaro; Andy VanHellemond; Ian Findlay; June Hofland; Maggie Laidlaw; Cam Guthrie; Gloria Kovach; Lise Burcher; Leanne Piper; Todd Dennis; Karl Wettstein

Subject: Proposed building heights in heritage downtown.

Dear Mayor Farbridge and Councillors,

I am writing today to express my concerns over the proposed building heights for our heritage downtown.

Surely a peek at once was downtown Guelph and what now is will make clear the folly in letting modern architecture projects preside over our priceless heritage builds. Do not devalue these properties either monetarily or aesthetically by allowing looming new giants to overshadow them.

Paris, France got it right when Napoleonic law forbade the construction of any building taller than 12 storeys or the existing classic architecture. Sadly, Parisians, too, are struggling with big corporate projects trying to wedge their way into the city's limits and prime real estate.

"The largest business district of Paris, La Défense, showcases multiple skyscrapers in a compact area, but it's outside official city limits. In fact, only a handful of buildings inside Paris proper are more than 12 stories [sic]. And that's how Parisians like it; 62 percent of residents polled say they dislike skyscrapers within the city limits, according to a poll on the World Architecture News website."

Like any successful city, Guelph's visual appeal is a big part of its allure to visitors. To detract from the downtown's beauty is to take money out of the downtown businesses' tills. Maintain downtown Guelph's heritage architecture appeal. No one wants to live, work, or visit in shadows. Think ahead, learn from the past, and act accordingly.

Sincerely,

Jane Thornton, Downtown resident for 19 years

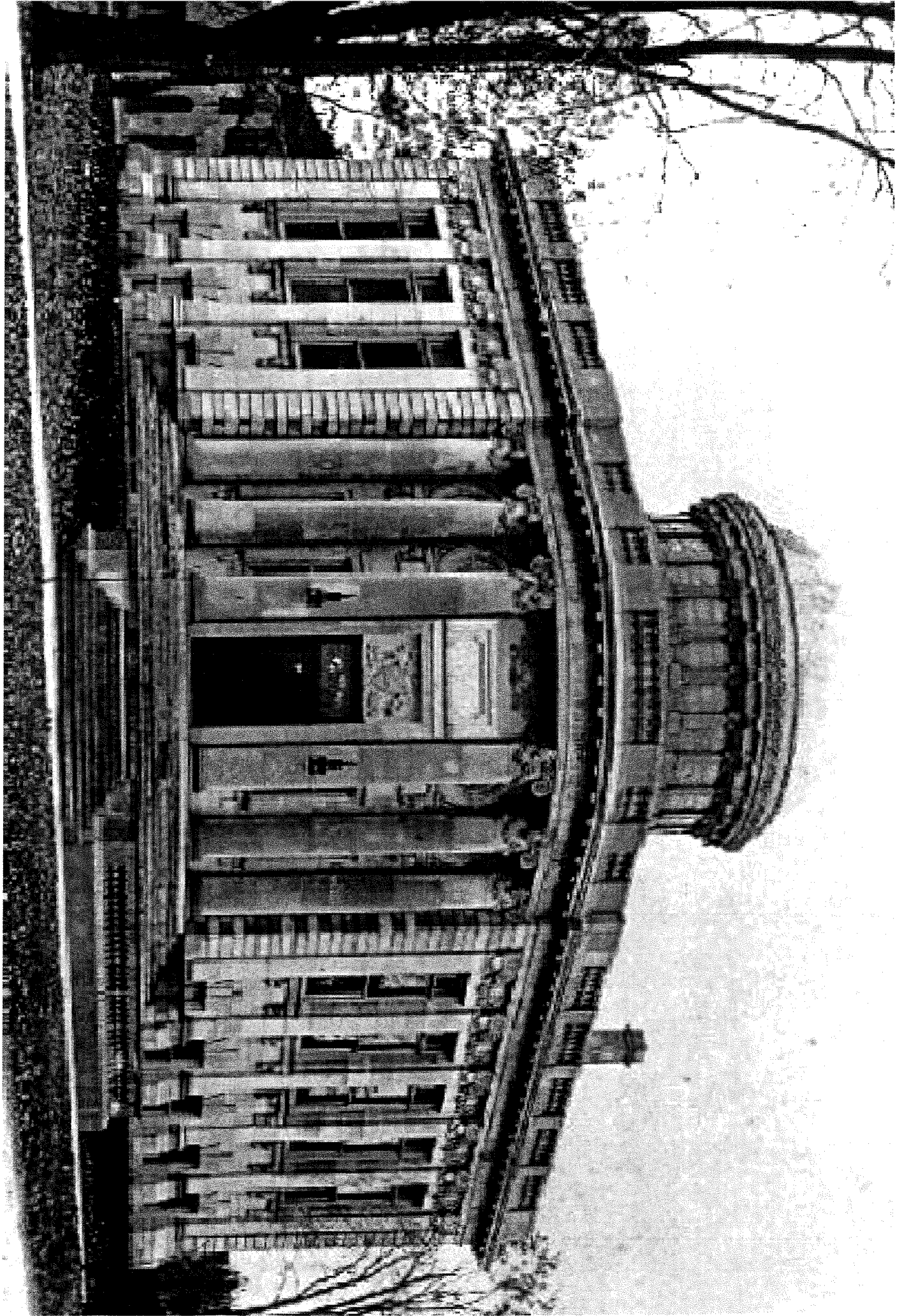
In addition to my previous comments, I add this:

The Secondary Plan states "a heritage Conservation Analysis is proposed...this will be an important document to further support height restrictions". This and any other related analyses should be complete *prior* to adopting a change to the policy on building heights and approving major high-rise development in the core.

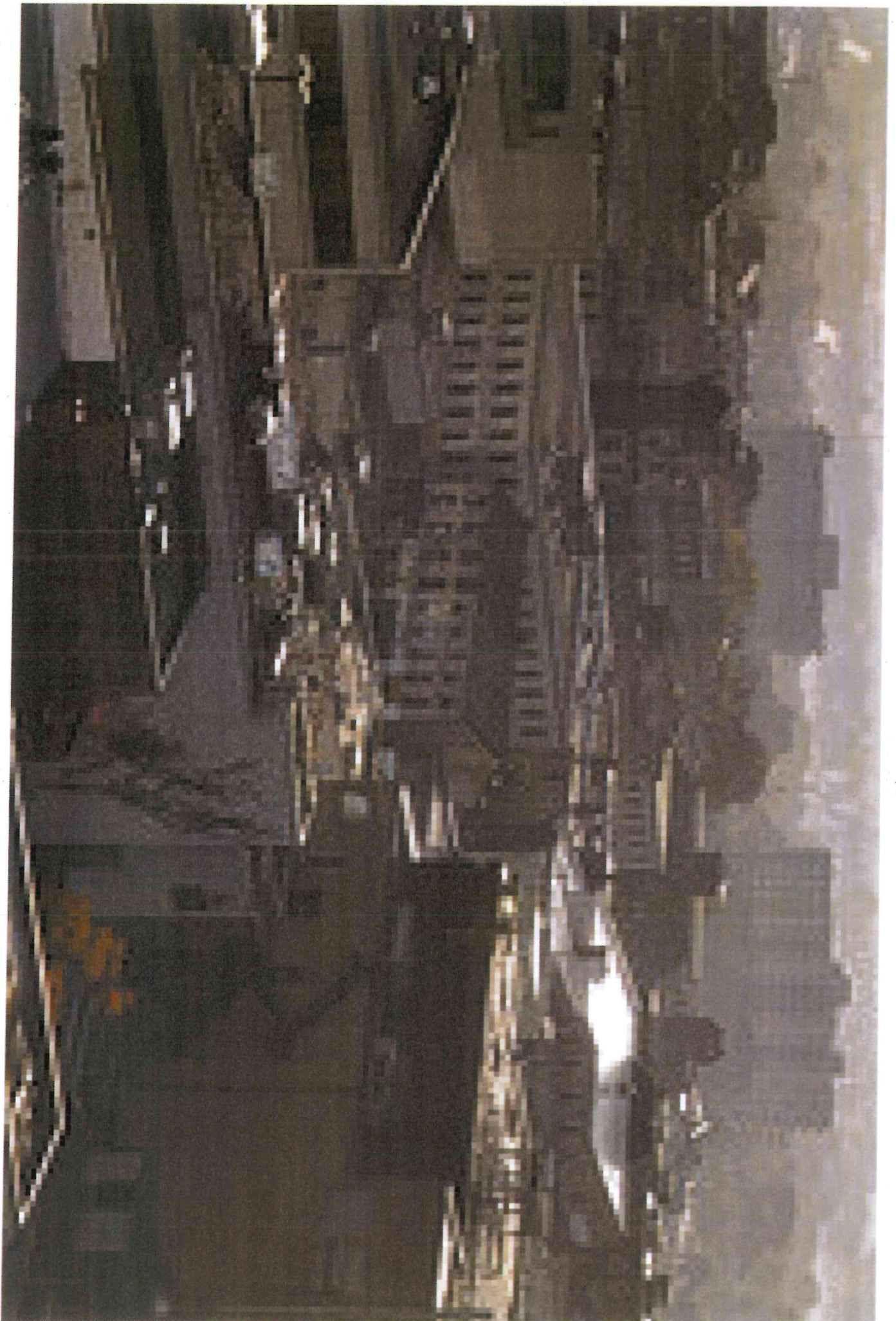
Council is not qualified to make such assessments and, therefore, cannot make any decision without these findings.

Sincerely,

Jane Thornton, Downtown resident for 19 years









ScreenshotUp

From: Nancy McLarty
Sent: April 28, 2012 11:44 AM
To: Mayors Office
Subject: Maximum Building Heights in Downtown Plan

Hi Karen,

I wish to express my concern over the potential building heights that may be allowed to be built under the proposed downtown plan. I have 2 homes in Ward 1, have lived here for 20 years and value the historical and community feel of Guelph.

I am not concerned about most aspects of the proposed plan, I encourage more intensive residential growth in the downtown but am VERY concerned about the potential heights of the new residential buildings. I do not think that having a "tower" entrance to our city is appropriate.

In order to maintain the amazing "feel" to Guelph for the next century, downtown building height should not be greater than 10 stories.

Building height should be singled out and voted on as a separate item by council in addition to the remainder of the proposed downtown secondary plan.

Thank-you for your consideration on this matter.

Nancy McLarty

From: Cheryl McGowan
Sent: April 28, 2012 12:44 PM
To: Mayors Office
Subject: maximum height

Honourable Mayor and Guelph City Councillors,

I am hoping to appeal to you as a resident of Ward one concerning the Downtown Secondary Plan that comes to council next Monday. AS part of a group of concerned citizens in our neighbourhood my husband and I request that you vote on the maximum height issue separately as to clearly address the issue as well as clearly provide each member of council's position on this.

Thank you,

Cheryl McGowan and Dave Bartram

From: Tet Tacoma
Sent: April 28, 2012 1:00 PM
To: Mayors Office
Subject: height in secondary plan

Dear Major Karen,

To read and hear about plans for downtown intensification is great, bringing more residents into the downtown core is a good thing.

So in principle, I am in favor of the downtown secondary plan, however, I have serious concerns about the height that is proposed for several sites especially where 18 stories will be permitted. I feel very strong that it should be capped at 10 stories plus mechanicals, provided some level of LEED certification is included in the design. In other words, "bonus" levels would allow for the maximum of 10 stories.

I implore you to consider that council take a separate vote on the maximum height & the secondary plan.

Looking forward to your reply,

Sincerely,

Tet Tacoma

From: Emma Kuizenga
Sent: April 28, 2012 1:46 PM
To: Mayors Office
Subject: Subject: height in secondary plan

Dear Honorable Karen Farbridge, Mayor of Guelph:

To read and hear about plans for downtown intensification is great, bringing more residents into the downtown core is a good thing.

So in principle, I am in favor of the downtown secondary plan, however, I have serious concerns about the height that is proposed for several sites especially where 18 stories will be permitted. I feel very strong that it should be capped at 10 stories plus mechanicals, provided some level of LEED certification is included in the design. In other words, "bonus" levels would allow for the maximum of 10 stories.

I implore you to consider that council take a separate vote on the maximum height & the secondary plan.

Looking forward to your reply,

Sincerely,

Emma Kuizenga

From: Wilfred Ferwerda
Sent: April 28, 2012 7:43 PM
To: David deGroot
Subject: Downtown secondary plan

Hi David,

I support the local ground swell asking councillors to cap the dt bldg heights to ten stories.

Wilfred Ferwerda

From: Ed Wesselius
Sent: April 28, 2012 6:10 PM
To: Mayors Office
Subject:

Subject: height in secondary plan

Honourable Mayor Ms. Karen Farbridge.

Dear Mayor Farbridge,

To read and hear about plans for downtown intensification is great, bringing more residents into the downtown core is a good thing.

So in principle, I am in favor of the downtown secondary plan, however, I have serious concerns about the height that is proposed for several sites especially where 18 stories will be permitted.

I feel very strong that it should be capped at 10 stories plus mechanicals, provided some level of LEED certification is included in the design. In other words, "bonus" levels would allow for the maximum of 10 stories.

I implore you to consider that council take a separate vote on the maximum height & the secondary plan.

Looking forward to your reply,

Sincerely,

Ed & Barb Wesselius.

From: peter griffioen
Sent: April 28, 2012 10:31 PM
To: David deGroot
Subject: downtown

Dear City Council

To read and hear about plans for downtown intensification is great, bringing more residents into the downtown core is a good thing.

So in principle, I am in favor of the downtown secondary plan, however, I have serious concerns about the height that is proposed for several sites especially where 18 stories will be permitted.

I feel very strong that it should be capped at 10 stories plus mechanicals, provided some level of LEED certification is included in the design. In other words, "bonus" levels would allow for the maximum of 10 stories.

I implore you to consider that council take a separate vote on the maximum height & the secondary plan.

Looking forward to your reply,

Sincerely,

Peter Griffioen

From: Peter Wright
Sent: April 29, 2012 9:37 AM
To: Mayors Office
Subject: Downtown Secondary Plan

Dear Karen:

I am very concerned by some the details of the Downtown Secondary Plan, particularly the changes to the height restrictions, and their implications for the future of our city. I hope we are not going to replace the positive first impression of our beautiful city by the concrete screen of towers that we see on the approach to most other cities?

We do need more development downtown, but council has been told that even a 6 stories limit is compatible with the necessary development goals. Perhaps, in view of Guelph's "green" reputation, allowing up to a maximum of 10 stories if the developments have "green" features could still preserve the character of the city. An amendment to consider the maximum height restrictions separately might be a way to approach this, allowing the positive features of the plan to be considered separately?

A proposed plan that contains height limits, but which also includes precedent-setting exceptions, is seriously flawed from the beginning. We already have a couple of major "concrete mistakes" in our city. Please don't encourage more of them.

I would very much appreciate hearing your views on this plan, which I understand is to be voted on this Monday.

Peter L. Wright

From: monika wright
Sent: April 29, 2012 1:16 PM
To: Mayors Office
Subject: 18 Stories plus Condo Tower

Dear Mayor:

Re.: Amendment of Zoning Bylaw for the 18 + 2 stories Condo Tower.

Although I am supportive of the 'Downtown Secondary Plan' and I agree with the need for more people to move into the downtown area, I have serious concerns about the proposed height of the 18 + 2 stories Condo Tower. The approval of such a project will set a most dangerous precedent for the future downtown development.

The zoning by-law should be capped at a maximum of 10 stories in height. In addition the design should be aesthetically compatible with the downtown streetscape to avoid mistakes that were made in prior years.

Learning that the city staff recommends approval of the project , it would be interesting to know how many of the above staff live in the downtown area, or perhaps do not reside in Guelph.

In regards to the developer I acknowledge the need for a healthy profit, hence the multiple stories. In my opinion this proposed Condo Tower reflects a disregard to most residents of the downtown area, and perhaps suggests corporate greed.

I would like to encourage you to vote against the proposed height of the Condo Tower at this particular downtown site.

Thank you for your considered attention.

Regards,

Monika Dorothea Wright

From: Mary-Claire Kavanagh
Sent: April 29, 2012 10:48 PM
To: Mayors Office
Subject: Maximum Height of Buildings

Dear Ms. Farbridge,

I am writing because I have deep concerns about the height allowances proposed in the Downtown Secondary Plan. While I support the intensification of residences, the building heights proposed are completely unaligned with the current 'feel' of the city of Guelph. I think the height of the buildings should be voted upon as a separate issue from the Secondary Plan, and furthermore each building site should be considered individually. The absolute maximum I would support would be 10 stories high (including mechanicals on top of the building) and I think even this is too high for most spaces.

Sincerely,

Mary-Claire Kavanagh

From: Aidan Ware

Posted At: April 30, 2012 10:04 AM

Posted To: ClerksDept

Conversation: Comments on the Downtown Secondary Plan

Subject: Comments on the Downtown Secondary Plan

Importance: High

Dear Mayor Farbridge and City Councilors,

Please accept this letter as a show of support for maintaining by-laws that uniformly restrict height in the downtown core to a measurement no higher than the Cathedral. Many people regard low building heights as an important part of both our cultural heritage and our civic identity and wish to have this preserved and protected.

I also wish to express my firm belief that the Heritage Conservation Analysis listed as "proposed" on page 6 of the Report, be completed prior to the City approving any major changes to the downtown core. The delineation of areas of "cultural heritage value" should be complete before Council moves to approve significant development in the core - to ensure that we are protecting our vulnerable heritage assets and can back this up with a professional analysis.

I invite councilors to examine my photographic project *Guelph: 100 Days in the Mirror* at this link:

<https://www.facebook.com/media/set/?set=a.10150766920515033.456298.532055032&type=1&l=a26f60e6f8>

in the hopes that they will take time to consider the consequences of generic development models on the identity of Guelph.

Sincerely,

Aidan Ware

30 April 2012

To: Guelph City Council

From: Guelph Chamber of Commerce

Re: Official Plan Amendment 43: Downtown Guelph Secondary Plan

The Guelph Chamber of Commerce is pleased to see the modifications to the Secondary Plan policy and Zoning By-law framework following the public consultations in November. The Official Plan Amendment 43: Downtown Guelph Secondary Plan builds height flexibility and reflects the ability to respond to market demands in strategic locations. The number of locations has been limited to ensure the character of the downtown is maintained while providing for increases in the downtown population to meet our "Places to Grow" targets. But growth will continue beyond 2031, and this plan shows a balance between maintaining the character of the valued historic core while accommodating significant growth and revitalization.

Having the OP give direction to the zoning By-law to allow for variation in setbacks and floorplates, reflects some of the realities in the real estate market, particularly challenges in developing the downtown. The provisions outlined in 11.1.7.2 allow for building heights that can be moderated by Zoning By-law and taller buildings restricted to strategic locations with materials consistent with the rest of the downtown. Similarly, allowing for additional incentives for implementing the Downtown Guelph Community Improvement Plan in 11.1.8.3 including height and density bonuses via by-law permit also encourages investment in developing brownfields in the downtown.

Apart from built form, having drivethroughs moved to the Zoning By-law Amendment will allow market forces - as examples accessibility, and reduced parking requirements - where these uses conform to other built form criteria and conform to mobility objectives outlined in 11.1.4.

The Downtown Guelph implementation Strategy will be assessing the financial implications of the Secondary Plan. Included in this work is a study of potential tax assessment growth with the increased residential and commercial development. The Guelph Chamber of Commerce is pleased to be participating with the Downtown Advisory Committee as the business plan implications are reviewed.

The Downtown Urban Growth Centre has been identified as one of the key strategic elements in Guelph's 10 year economic development plan, Prosperity 2020, targeting 150 people and jobs per hectare. Indeed, locating the Guelph Chamber of Commerce, Innovation Guelph and the Chamber Business Centre (incorporating representatives from the University of Guelph as well as the National Research Council Industrial Research Assistance Program on Farquhar Street within the Market Place Strategic Urban Design plan) aligns with the general goal to help to transform the heart of Downtown. Having general urban design objectives for strategic areas of the city will provide the framework for how Guelph will physically and culturally evolve.

The Downtown Parking Strategy is a key to the economic development of the downtown and needs to have priority. In the first three months of Innovation Guelph providing multi-purpose space for business training and community use, over 500 attendees have participated in workshops ranging from water technology developments to entrepreneurship training and small business support groups. Added to this, over 100 volunteers sitting on committees of the Chamber of Commerce visit our Farquhar site on a monthly basis. Even at this early stage of development of community meeting use in our location, parking is becoming an issue. Section 11.1.5.3 Civic, Cultural and Community Facilities can now list the Guelph Chamber of Commerce and Innovation Guelph in our downtown assets and the Guelph Chamber membership continues to offer its expertise and participation in any studies relating to business, including priority capital projects, partnerships, the Heritage Conservation Analysis, St. George's Square, and district energy opportunities.

We hope to see passage of the Official Plan Amendment 43: Downtown Guelph Secondary Plan, so that pending projects can move forward to enhance the vibrancy and prosperity of Guelph's downtown.

Yours truly,

Lloyd Longfield, President & CAO

Presentation to City Council April 30 2012 Regarding OPA 43

Submitted by Hugh Whiteley

I strongly support the vision and content of the Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan. I urge City Council to approve this plan.

As a long time supporter of river-based planning for Guelph I am pleased to see that the vision and goals for Guelph's River System, adopted by Guelph City council in 1993, continue to guide the planning of activities in the river corridors and are foundational for this Secondary Plan. The vision of a beautiful river corridor with environmental integrity, continuity of connection and compatibility of built form and use with the river, continues to inspire and energize the community. It is an enduring vision deserving of its place as the feature that defines the charm and beauty of Guelph.

I particularly stress the central importance in the plan of the recovery of the riverside corridor on the west bank of the Speed from Wyndam to Gordon Street as parkland. This is a long anticipated step and is a continuation of a very long-established City of Guelph policy to restore the riverbank areas to the public realm and ensure a protective and attractive living border to the river.

It is not widely recognized that the City of Guelph has been engaged in the process of recovering and protecting river-edge corridors for over 115 years. The first portion of Royal City Park, the south bank corridor west of Gordon Street, was set aside as a park in 1897, possibly through a gift from the Sleeman family. Riverside Park was purchased by the Guelph Radial Streetcar Company in 1904 and became a city park when the Company was purchased by the City. The north-bank portion of Royal City Park and the Gow's Mill property on the south bank was purchased by the City in 1910.

In 1992 the City of Guelph arranged the purchase of 176 Gordon Street to complete the conversion of the south bank corridor to open space. Also in the 1990's the City acquired the former Sears warehouse site and several house lots to complete (or nearly complete) the recovery of the river corridor on the west bank of the Speed north of Goldies mill.

It is very important to the overall success of the downtown secondary plan that the riverside parkland acquisition be included. The continuation of this long-standing city policy of recovery of river corridors is central to the achievement of a truly

beautiful and complete river corridor system. This can be done, as is noted in the plan, over an extended time. During the interim period the fully legitimate concerns of existing land owners can and will be addressed to ensure that they are not penalized financially by the recovery process.

I commend City Council and City Staff for the excellent process that has been followed in the preparation of the Downtown Secondary Plan. There has been full disclosure of the issues and alternatives that were under consideration and ample opportunity for all of the community to express their visions and concerns and to participate on the formation of the plan.

The success of the process is evident in the quality and quantity of submissions that have been made at the various public meetings, including tonight's meeting. As is inevitable some issues remain on which consensus was not reached but it is clear to me that the final form of the plan has widespread support in the community.

This highly satisfactory result confirms the importance of a fully participatory planning process. I hope the lesson will be applied to the remaining portion of the OPA 48 process.

From: Dave Sills

Sent: April 30, 2012 11:43 AM

To: Lise Burcher; Mayors Office; Maggie Laidlaw; Cam Guthrie; Gloria Kovach; Ian Findlay; Leanne Piper; Jim Furfaro; Karl Wettstein; Bob Bell; Andy VanHellemond; June Hofland; Todd Dennis

Subject: GCL comments on Downtown Secondary Plan

Hello Madam Mayor and Councillors,

The following are Guelph Civic League comments on the Downtown Secondary Plan. They will be repeated this evening at the Council meeting.

Many thanks,

Dave Sills, President
Guelph Civic League

Madam Mayor and Councillors,

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 parts of the proposed Downtown Secondary Plan employ planning principles that are not appropriate for the area and will diminish the unique character of Guelph's downtown.

Specifically, the proposal to allow up to 18-storey towers in four locations, and up to 15-storey towers in several other locations, needs to be reconsidered.

The Secondary Plan is based on eight core principles. One of these is:
“Protect, respect and enhance the downtown’s core assets and heritage resources”

Several very significant changes are required to the current Official Plan and zoning bylaws in order to permit the proposed high-rise developments, including raising the maximum permitted building height from 6 storeys to up to 18 storeys - an increase of 200%.

We believe that the existing Official Plan reflects urban planning best practices for the downtown area. Such substantial changes to the Official Plan and zoning bylaws will both erode the architectural character of the area and set a poor precedent for other developments in the downtown and nearby areas.

Council needs to ensure that any downtown development **builds upon the unique character of the city core** - to enhance the quality of life in Guelph and increase the attractiveness of the city to prospective high-quality employers.

A second core principle is: "*Promote energy-efficient buildings and infrastructure*"

Compared to mid-rises, high-rises are thought to use significantly more energy consumption and greenhouse gas emissions per dwelling, are less adaptable for re-use, are less recyclable, and have a shorter overall lifespan. **Mid-rise developments** would be the best way to promote energy efficiency while increasing density downtown.

GCL conducted an informal poll regarding downtown building heights in November 2011 via the GCL Blog (<http://guelphcivicleague.blogspot.ca>). 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 73% of responses indicated that downtown buildings should be limited to 12 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, and comments to city staff.

What has been the response of city staff to such concerns? Regarding 18-storeys being too high, the staff response as stated in the latest staff report is that, yes, this is a major change and a different direction, that relying solely on low- and mid-rise forms of development **could** reduce the potential to achieve the 2031 population and employment targets, that tall buildings **can** contribute positively to street life and the profile of the downtown, and that the image and experience of the Downtown within the historic core will not change dramatically.

Regarding concerns that such high-rise developments will set a precedent, the response was that staff is of the opinion that the proposed height ranges are based on “well-articulated and defensible planning rationale”.

These responses do not indicate that citizen concerns have been taken seriously. Height concerns are dismissed with ‘coulds’, ‘cans’, and that planning rationale is ‘defensible’. The question is, ‘defensible to whom’? It appears that not a single change to the plan has been made based on concerns expressed about building height, though changes have been made based on other concerns expressed by developers.

In fact, the idea of allowing high-rises downtown appears to have come from city staff, working with consultants like Urban Strategies Inc., a Toronto-based outfit that works on many high-rise projects including the Tall Buildings Downtown Project in Toronto. Staff sent out a signal to developers that 18 storeys will likely be permitted, and developers have responded. In fact, next Monday is the meeting where Council is set to approve the 18-storey development at Macdonell and Woolwich!

However, I believe this evening is actually the **first chance** that **Council** has had to show whether they really support 18-storeys downtown, or not. Such a decision needs to be made without considering that which developers have already invested based on what **might** happen.

In conclusion, GCL suggests that the height ranges in the Downtown Secondary Plan be scaled back to better reflect the intentions of the Official Plan for this area, and the apparent desires of most Guelph citizens. Mid-rise developments should be strongly encouraged in the Secondary Plan, and if a small number of taller buildings is necessary, then they should be no more than what currently exists downtown, so about 12 storeys (including any bonusing).

Allowing 18-storey towers downtown would be the **most visible legacy** of this Council. In fact, it would be a legacy seen from miles away! Eighteen storeys may be the fastest and easiest route to downtown intensification. But when has 'fastest and easiest' ever been the wisest path forward?

Sincerely,

Dave Sills, President
Guelph Civic League



April 30, 2012

Re: Downtown Secondary Plan

Dear Mayor Farbridge and Councillors:

Sierra Club provides the following comments with respect to the Downtown Secondary Plan:

1. We support the important objective "increase the amount of urban forest tree canopy in Downtown" as well as policy 11.1.6.1.2 which states "The Downtown shall contribute to the City's overall Urban Forestry Targets . . .by planting street trees, using methods that help ensure their long term health, and by planting and maintaining trees within City parks and open spaces."

As you know, mature trees and provide innumerable benefits to urban populations and become even more important as population densities increase.

2. We also support policy 11.1.8.5.1(I), which states that Urban Design Master Plans shall address "environmental features and elements that support the Community Energy Plan and the sustainability policies of the Official Plan." In the built-up area of the City, there is pressure to sacrifice trees and green spaces for the sake of intensification. However, these very elements can play a critical role in cooling the air, providing shade and reducing energy use.

3. We would like to suggest a stronger policy in the section on General Built Form and Site Development Policies at 11.1.7.2.3(h). This section specifies a list of preferred building materials and suggests that "Glass should be transparent or tinted with a neutral colour" and that "highly reflective glass shall be strongly discouraged."

If the City approves a policy to allow much taller buildings--up to 18 storeys--we believe stronger policies should be in place to prevent fatal bird strikes.

According to the Fatal Light Awareness Program (FLAP) in Toronto, bird-building collision fatalities are second only to the impacts of habitat destruction as a cause of death. FLAP suggests that the numbers of migratory bird deaths will increase as our urban environment continues to grow--unless we minimize our human footprint.

A number of cities, including Toronto and Calgary, have adopted bird-friendly development policies. Toronto's guidelines emphasize visual markers on windows as the most effective collision-reduction strategy. While all of the other techniques suggested in the Toronto guidelines are also effective (i.e., angled glass, awnings, overhangs, louvers etc.), properly applied visual markers on windows potentially remove the need for employing other techniques.

So, while discouraging highly-reflective glass in tall buildings is a good first step, additional requirements for the treatment of glass should be in place in order to minimize bird collisions.

Thank you for the opportunity to comment.

Judy Martin, Regional Representative

From: margaret mackinnon
Sent: April 30, 2012 10:14 AM
To: Mayors Office
Subject: city planning

Good Morning Karen:

One of the best pieces of advice I received upon my entering City politics was to never leave my constituency.

In my view the current proposals for very tall bldgs are totally out of a context to what ts citizens enjoy I wish that council would think long -term instead of application by application

Sincerely

Margaret MacKinnon

From: Aynsley Anderson
Sent: April 30, 2012 12:00 PM
To: Blair Labelle
Subject: Downtown Secondary Plan

Please note that SmithValerioté acts on behalf of Wellington Catholic District School Board. We would like to express a concern with the height restrictions being imposed as part of the plan and continue to request notification regarding the Downtown Secondary Plan.

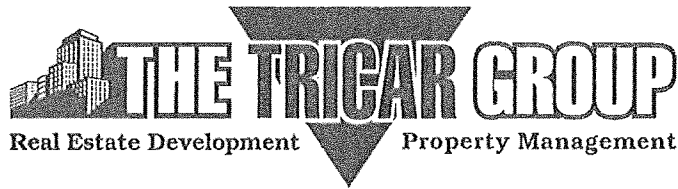
Yours truly,
Aynsley

Aynsley Anderson, Articling Student



100-105 Silvercreek Parkway North
Guelph, ON N1H 6S4
T: 519 837 2100
800 746 0685
F: 519 837 1617
www.smithvalerioté.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please notify us immediately. Thank you.



April 30, 2012

Via email: clerks@guelph.ca

City Clerk's Office
The Corporation of the City of Guelph
City Hall
1 Carden St
Guelph, ON N1H 3A1
Attention: Tina Agnello, Acting City Clerk

Dear Ms. Agnello:

Re: City of Guelph Downtown Secondary Plan
150 Wellington St E
148-152 MacDonell St

Please accept this letter as a follow up to our correspondence of November 2, 2011 which contained formal submission of comments regarding the City of Guelph's proposed Downtown Secondary Plan in addition to how its policies relate to the two major downtown parcels owned by Tricar or related companies, known municipally as 150 Wellington St E, and 148-152 Macdonell St.

As evidenced by our current luxury high-rise condominium proposal located at 148-152 MacDonell St, The Tricar Group has committed to becoming a significant investor in the City of Guelph, particularly in the downtown core. We look forward to being positive contributors and working with the City, its residents, and the business community on many exciting developments in the core for years to come.

While our comments from our initial correspondence of November 2, 2011 still stand, Tricar does recognize that the City of Guelph has made some modifications in its current iteration of the draft secondary plan that we view as positives and we applaud the City for the inclusive nature of the process and listening to many different stakeholders, including City of Guelph residents, downtown stakeholders and the development community.

Through review of the revised draft secondary plan as well as through discussions with City officials, we are appreciative of the fact that the Active Transportation Link located on 'Schedule A: Downtown Secondary Plan Mobility Plan' has been moved. Furthermore, we understand that it is not a static component but rather that its location will be determined as part of an overall comprehensive master

plan for the Neeve St/Wellington St area (as per section 11.1.7.3.9 and Schedule C) so as to not negatively impact the development potential of the property located at 150 Wellington St E. We also understand that although the Active Transportation Link is labeled on 'Schedule A: Downtown Secondary Plan Mobility Plan' as 'Potential Local Street or Active Transportation Link' it will in fact be restricted to a pedestrian/bicycle path only.

In addition to our previous correspondence, we would like to comment on the 6-18 storey height limit found on the property located at 150 Wellington St E as per the Downtown Secondary Plan 'Schedule D: Downtown Secondary Plan Minimum and Maximum Building Heights'. It is imperative that the 6-18 storey height limit exists on the entire parcel, and not a portion thereof. Due to required rail line setbacks, fracturing the parcel into 2 separate height categories has the potential to render the site undevelopable for high density multi residential/mixed use which will be a major hindrance to the City in achieving its well defined and essential population targets.

As always, The Tricar Group is committed to working collaboratively with the City of Guelph to achieve its goal of bringing more residents and businesses into the downtown through proper planning and implementation. Please do not hesitate to contact the undersigned if you wish to meet in person to further discuss these comments.

Regards,



Joe Carapella
President, The Tricar Group

519-7631269

Royal City IDA Pharmacy

★ The plan, as it stands now, is to create a park in order to provide a need for the people that will eventually reside in this area.

★ However, is this really what the people will need?

★ The people of the city of Guelph, especially in the downtown Guelph area need and will continue to need the services provided by the pharmacy.

What do we provide in our pharmacy?

❖ Just by sheer traffic flow we have an average of *at least* 500 customers that come in and out of the pharmacy per day.

❖ We are a leader, amongst pharmacies, in terms of diabetes care, with a certified diabetes educator available at all times for patient consultation.

I. This pharmacy has a partnership with the Canadian Diabetes Association in order to provide cost-effective methods of providing patients with all the supplies needed to control their diabetes and enhance their quality of life.

❖ We have a certified insulin pump trainer and an extensive pump supply which is unique to this pharmacy.

❖ The pharmacy provides numerous accessible services to many disabled and elderly people living in the downtown region of Guelph (for example, a large elderly demographic from Neeve street)

❖ The pharmacy also provides many essential home health care products with a trained fitter on site.

❖ We have a strong association with the Guelph drop-in center because we as a health care facility strive to continually maintain and enhance the quality of living of all members of the Guelph community.

❖ We are the only depot in Guelph for the CCAC (community care access centre) where people can pick up their supplies.

❖ The population proposal is to bring an extra 8,500 residents to Guelph. The increased number of residents will only increase and compound the existing need for a pharmacy and the essential health care it provides.

❖ The extensive parking available at the plaza sets apart this location as the downtown area itself has very little parking available to customers.

❖ In the future, with the aging demographic of Guelph, the overwhelming need is not going to be new parklands, rather the need will be for a pharmacy and a place to provide for the health care needs of the residents of this area.

❖ What is the purpose in developing an already established area into a parkland whereas the undeveloped land on the west side of Gordon street, while yet untouched, will then be developed into businesses? Does it not make more sense for a park to be developed on the west side of Gordon which is free of buildings, than an already established plaza?

Submitted by: Mike Abdelmalak