

City Council - Planning Meeting Agenda

Consolidated as of July 7, 2017



July 10, 2017 – 4:00 p.m.

Council Chambers, Guelph City Hall, 1 Carden Street

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on guelph.ca/agendas.

Changes to the original agenda have been highlighted.

Open Meeting – 4:00 p.m.

O Canada

Silent Reflection

First Nations Acknowledgment

Disclosure of Pecuniary Interest and General Nature Thereof

CON-2017.29 Integrated Operational Review (IOR) – Program Completion Report (2013 – 2017)

Staff Presentation:

Scott Stewart, Deputy CAO, Infrastructure, Development and Enterprise

Todd Slater, General Manager, Planning, Urban Design and Building Services

Kealy Dedman, General Manager, City Engineer, Engineering and Capital
Infrastructure

Peter Cartwright, General Manager, Business Development and Enterprise

(Presentation)

Recommendation:

That Report 17-75 from Infrastructure, Development and Enterprise Services, entitled the Integrated Operational Review (IOR) Program Completion Report (2013-2017), be received.

Council will recess and reconvene at 6:30 p.m. following this item.

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.
(delegations permitted a maximum of 5 minutes)

CON-2017.30

**745 Stone Road East and 58 Glenholm Drive
Proposed Zoning By-law Amendment
(File: ZC1608)**

Recommendation:

1. That the application by Black, Shoemaker, Robinson and Donaldson Limited on behalf of the owners: John Drolc and Helen Drolc (745 Stone Road East) and Kenneth William Spira and Carol Spira (58 Glenholm Drive) for approval of a Zoning By-law Amendment application to change the zoning from the "Urban Reserve" (UR), "Agricultural" (A) and Hazard (H) zones to a "Specialized Residential Single Detached" (R.1A-?) Zone, "Conservation Land" (P.1) Zone, "Wetland" (WL) Zone and a "Specialized Urban Reserve" (UR-?) Zone, to permit the development of single detached residential dwellings on property municipally known as 745 Stone Road East and legally described as Part Eramosa Branch of the River Speed; Part Lot 1, E of Blind Line, Plan 131, as in MS115824; Guelph and on property municipally known as 58 Glenholm Drive legally described as Lot 3, Plan 820; Part Lot 1 E of Blind Line, Plan 131, Part 1, 61R10800 and Parts 1 & 2, 61R10340; Guelph; S/T Easement in favour of The Corporation of the City of Guelph as in LT59283 be approved in accordance with the regulations and conditions in ATT-3 of the Infrastructure, Development and Enterprise Report 17-78 dated July 10, 2017.
2. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 745 Stone Road East and 58 Glenholm Drive.
3. That Council provide authorization for the Mayor and City Clerk to enter into a Development Agreement with the owners of 745 Stone Road East and 58 Glenholm Drive regarding future requirements to connect to full municipal services once available.

CON-2017.31

**1131 Gordon Street Proposed Zoning By-law
Amendment (File: ZC1609)**

Correspondence:

Mike Royston, Inspirah Property Management Ltd
Astrid Clos, agent for the Applicant

Recommendation:

1. That the application from Astrid J. Clos Planning Consultants on behalf of 1876698 Ontario Inc. for approval of a Zoning By-law Amendment from the R.1B (Residential, Single Detached) Zone to an R.3A-?(H) (Specialized Cluster Townhouse with a Holding provision) Zone to permit the development of an 8 unit townhouse on the property municipally known as 1131 Gordon Street and legally described as Part

of Lots 4 & 5, Concession 7 (Geographic Township of Puslinch), City of Guelph, be approved, in accordance with ATT-2 of the Infrastructure, Development and Enterprise Report IDE 17-55, dated July 10, 2017.

2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 1131 Gordon Street.

**Public Meeting to Hear Applications
Under Sections 17, 34 and 51 of The Planning Act**
(delegations permitted a maximum of 10 minutes)

**233-237 Janefield Avenue Proposed Official Plan and Zoning By-law
Amendment File: OP1702 & ZC1702**

Staff Presentation:

Katie Nasswetter, Senior Development Planner

Delegations:

Astrid Clos, on behalf of the applicant (presentation)

John Mitter

James N. Albrecht

Correspondence:

James N. Albrecht

Staff Summary (if required)

Recommendation:

That Report IDE 17-84 regarding a proposed Official Plan Amendment and Zoning By-law Amendment application (OP1702 & ZC1702) from Astrid J. Clos Planning Consultants on behalf of Benedetto Di Renzo and Mario Antonio Di Renzo to permit a high density residential development on the property municipally known as 233-237 Janefield Avenue and legally described as Part of Block L, Registered Plan 649; Geographic Township of Guelph, City of Guelph, from Infrastructure, Development and Enterprise dated July 10, 2017, be received.

**71 Wyndham Street South Proposed Official Plan and Zoning By-law
Amendment File: OP1703 & ZC1705**

Staff Presentation:

Katie Nasswetter, Senior Development Planner

Delegations:

Krista Walkey, Stantec, on behalf of the applicant (presentation)

Correspondence:

Nadine and Gary Britton

Joseph McDonald

Jeff Newman

Scott Frederick

Andrew Lambden, on behalf of, Terraview Homes

Robert Eilers, on behalf of, Vestrra Property Management Inc.

Staff Summary (if required)**Recommendation:**

That Report IDE 17-85 regarding a proposed Official Plan Amendment and Zoning By-law Amendment application (OP1703 & ZC1705) from Stantec Consulting Ltd. on behalf of The Tricar Group to permit a residential development on the property municipally known as 71 Wyndham Street South and legally described as Part of Lots 171 and 172 Registered Plan 113 and portion of former bed of the River Speed lying in front of Broken Lot 3, Division F, City of Guelph, County of Wellington.

19-59 Lowes Road West Proposed Zoning By-law Amendment and Vacant Land Condominium Files: ZC1705 and 23CDM-17504**Staff Presentation:**

Michael Witmer, Development Planner II

Delegations:

Astrid J. Clos, on behalf of the applicant (presentation)

Joan Ferguson

Correspondence:

Jim and Joan Ferguson

Petition with 29 signatures

Staff Summary (if required)**Recommendation:**

That Report IDE 17-89 regarding a proposed Zoning By-law Amendment and Vacant Land Condominium application (ZC1615 and 23CDM-17504) from Reid's Heritage Homes on behalf of Parry Schnick and Catriona Forbes to permit a 36 unit single detached residential development subdivision on the properties municipally known as 19, 29, 35, 41, 51 and 59 Lowes Road West, and legally described as All of Lots 3, 4, 5 and 6, Registered Plan 508 and Part of Lots 15 and 16, Registered Plan 467, Geographic Township of Puslinch, City of Guelph from Infrastructure, Development and Enterprise dated July 10, 2017, be received.

Items for Discussion:

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.
(delegations permitted a maximum of 5 minutes)

**CON-2017.32 Proposed Downtown Zoning By-law Amendment
(ZC1612)
(staff memo)**

Staff Presentation:

David de Groot, Senior Urban Designer
Stacey Laughlin, Senior Policy Planner

Delegation:

R. Jason Ashdown, Skyline

Correspondence:

Christine Young
Astrid J. Clos Planning Consultants
R. Jason Ashdown, Skyline
Maria and Michael Finoro

Recommendation:

1. That the City-initiated Downtown Zoning By-law Amendment (ZC1612) be approved in accordance with the zoning regulations outlined in Attachment 1 of the Infrastructure, Development and Enterprise Report 17-77, dated July 10, 2017.
2. That in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the changes to the proposed Zoning By-law Amendment affecting Downtown.

Special Resolutions

By-laws

Resolution to adopt the By-laws (Councillor Wettstein).

"That By-law Numbers (2017)-20187, (2017)-20188 and (2017)-20190 to (2017)- 20192, inclusive, are hereby passed."

By-law Number (2017)-20187	A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects Downtown Zones.
By-Law Number (2017)-20188	A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 1131 Gordon Street, legally described as Part of Lots 4 & 5, Concession 7 (Geographic Township of Puslinch) City of Guelph (File # ZC1609).
By-Law Number (2017)-20190	A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 745 Stone Road East, and legally described as being Part of the Eramosa Branch of the River Speed, Part Lot 1, E of Blind Line, Plan 131, as described in MS115824 , City of Guelph, to permit the development of single detached residential uses (File# ZC1608).
By-Law Number (2017)-20191	A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects property known municipally as 58 Glenholm Drive, and legally described as Lot 3, Plan 820, Part Lot 1, E of Blind Line, Plan 131, designated as Part 1, Reference Plan 61R-10800 and Parts 1 & 2, Reference Plan 61R-10340, City of Guelph, to permit the development of single detached residential uses (File# ZC1608).
By-Law Number (2017)-20192	A by-law to confirm the proceedings of the meeting of Guelph City Council held July 10, 2017.

Mayor's Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

Adjournment



BUILDING PARTNERSHIPS 

Integrated Operational Review Program Completion

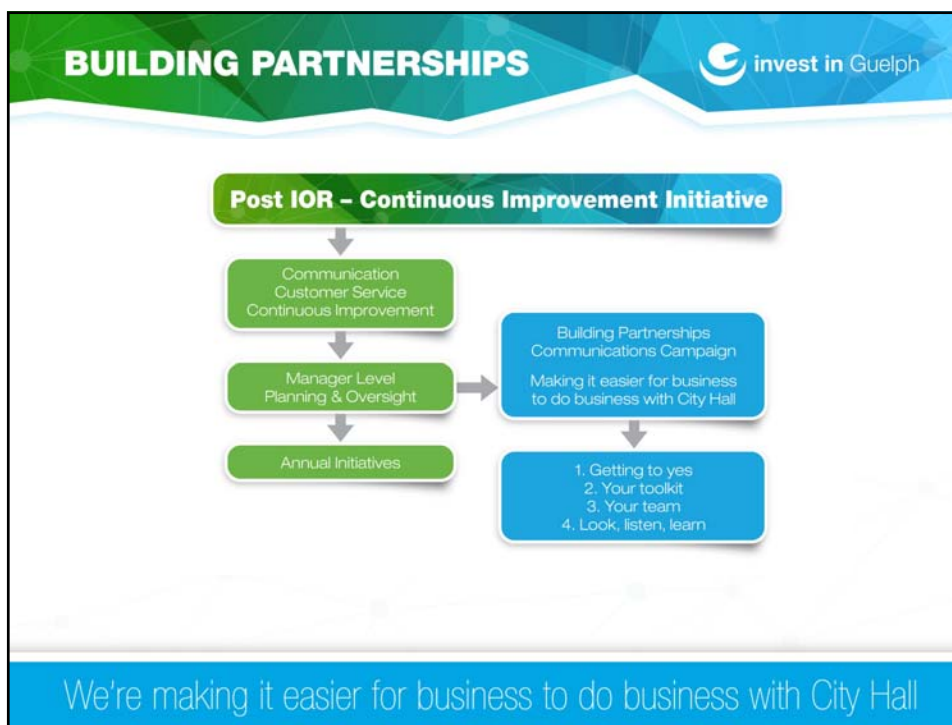
PHASE 2 REPORT – 23 RECOMMENDATIONS

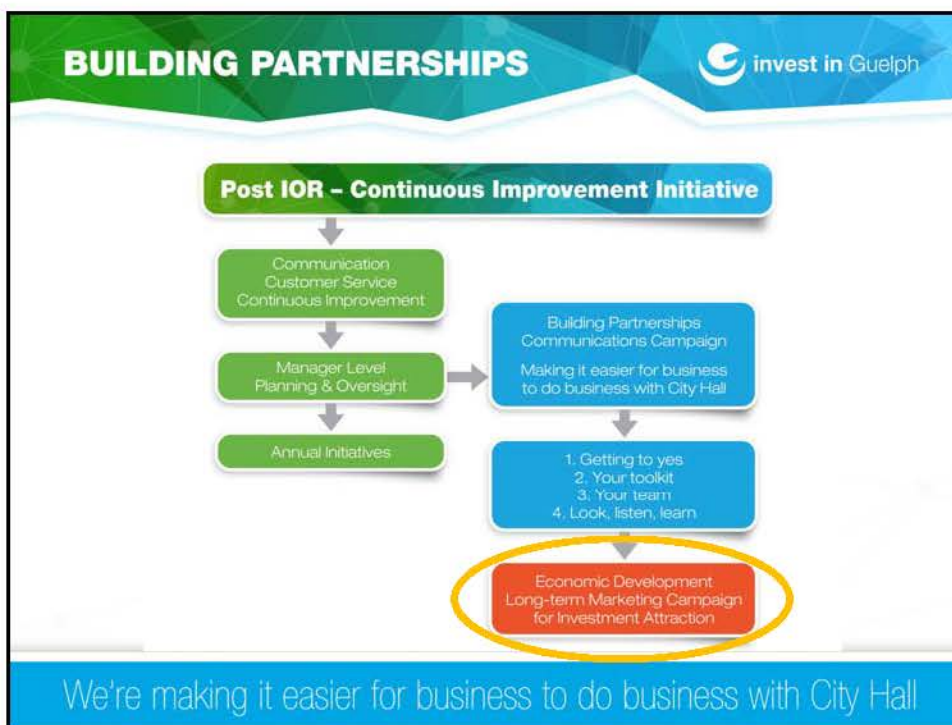
- ☒ 19 completed
- ☒ 2 modified/linked to other work plans
- ☐ 2 not pursued upon further review and external recommendations received

KEY IMPROVEMENTS

- ☒ BR&E Program
- ☒ initial meetings/enquiry folders
- ☒ rapid response/triage protocol
- ☒ customized customer service training
- ☒ new site plan and part lot control manuals
- ☒ technology improvements – AMANDA
- ☒ process streamlining
- ☒ more user-friendly website and improved communications
- ☒ community engagement tools – Milieu Cities Platform

We're making it easier for business to do business with City Hall





BUILDING PARTNERSHIPS 

THANK YOU

Guelph City Staff

Guelph City Council

IOR - Business Stakeholders Working Group

Local Business & Development Communities

We're making it easier for business to do business with City Hall

BUILDING PARTNERSHIPS 

Please join us in
Room 112
for refreshments
and more discussion

We're making it easier for business to do business with City Hall



ASTRID J. CLOS

PLANNING CONSULTANTS

July 4, 2017

Project No. 1507

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

Re: July 10, 2017 Guelph Council Meeting CON-2017.31
1131 Gordon Street proposed Zoning By-law Amendment (File: ZC1609)

I am the Planning Consultant for the owner of 1131 Gordon Street related to Zone Change application ZC1609. We are in receipt of the letter dated June 27, 2017 from the abutting Gordon Gate townhouse development located to the south of the subject property. I note that the owner of 1131 Gordon Street has made significant changes to their proposal to respond to concerns raised by the Gordon Gate townhouse development. The proposal has been significantly decreased by a 50% reduction in the number of units from 16 stacked townhouses, to 8 cluster townhouses. The revised proposal includes two garage parking spaces per unit and three visitor parking spaces for a total of 19 parking spaces which exceeds the 10 parking spaces which are required by the zoning by-law.

The existing Gordon Gate development is a large townhouse development of 130 units located along Gordon Street, a busy arterial road, and is within the Gordon Street Intensification Corridor. Many of the Gordon Gate townhouses are three storey back walk-out units. To the south of the Gordon Gate townhouses is the 5 storey Solstice 2 apartment building, as shown in the photo below.



If the proposal at 1131 Gordon Street was located on the same property as the existing Gordon Gate townhouses the zoning would require a separation of 15 metres between the existing and proposed townhouse buildings. The current proposal exceeds this zoning requirement and a separation of 25.5 metres is provided between the back of the existing Gordon Gate townhouses and the back of the proposed townhouses at 1131 Gordon Street.

In addition, there is existing mature vegetation which provides a visual screen between the existing Gordon Gate townhouses and the proposed 8 unit townhouse development, as shown in the photo below.



The owner of the 1131 Gordon Street has been responsive to the concerns of their neighbours by making significant changes to their application. In addition, the owner will continue to work with City staff through the Site Plan approval process to continue to consider the comments provided.

This proposed cluster townhouse development is located next to an existing cluster townhouse development, is compatible and appropriate and is supported by City staff. We respectfully request that Council approve application ZC1609 for 1131 Gordon Street.

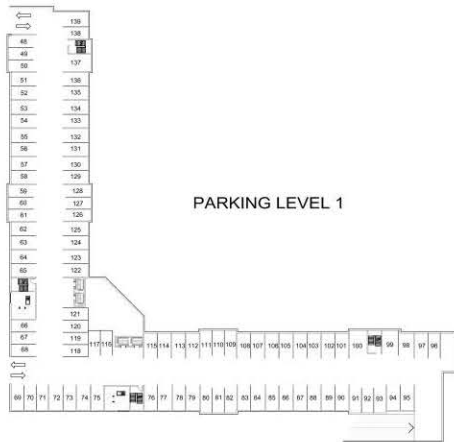
Yours truly,

Handwritten signature of Astrid Clos in blue ink.

Astrid Clos, MCIP, RPP

cc: Katie Nasswetter, Senior Development Planner
Councilor Karl Wettstein
Councilor Mark MacKinnon





ASTRID J. CLOS
PLANNING CONSULTANTS

423 Woodluch Street, Suite 201
Guelph, Ontario N1H 3K3
Email: aclos@ajcplanning.ca
Phone: (519) 836-7526 (836-PLAN)

CONCEPT PLAN 233-237 JANEFIELD AVENUE

DATE: JUNE 14, 2017

SCALE: 1:500

PROJECT No. 1404

DRAWN BY: A.R.N.

KEY MAP



LEGAL DESCRIPTION

PART OF BLOCK L
REGISTERED PLAN 649
(GEOGRAPHIC TOWNSHIP OF GUELPH)
CITY OF GUELPH

NOTES

1. SITE DESIGN BY MCKNIGHT CHARRON LIMITED ARCHITECTS
2. CONTOURS PROVIDED BY VAN HARTEN SURVEYING

Requested Specialized High Density Apartment R.4B- Zone			
Permitted Uses: Apartment Building	Requested Uses: Apartment Building		
Zoning Regulation R.4B Zone	Required	Provided	Compliance
Minimum Lot Area	650 m ²	11,015 m ²	Yes
Minimum Lot Frontage	15m	39.7 m (Torch Lane)	Yes
Maximum Density (units per ha)	150	167.95 units per ha	No
Minimum Front Yard	6 m	6.8 m (Torch Lane)	Yes
Minimum Exterior Side Yard	6 m	6.8 m (Jane Field Avenue)	Yes
Minimum Side Yard (Section 5.3.2.2) half the Building Height, and in no case less than 3 metres.	17.5 m (half the building height) (35 m building height)	10.2 m	No
Minimum Rear Yard 20% of the lot depth or half the building height whichever is greater, not less than 7.5 m	24.7 m	26.5 m	Yes
Maximum Building Height	10 storeys	12 storeys	No
Minimum Common Amenity Area Section 5.4.2.4	3,900 m ²	1,780 m ²	No
30 m ² per dwelling unit for each unit up to 20. For each additional dwelling unit, 20 m ² of Common Amenity Area shall be provided and aggregated into areas of not less than 50 m ² .	185 units	Outdoor CAA 1,521 m ² Indoor CAA 250 m ²	
Minimum Landscaped Open Space 40% for Buildings 5-10 storeys	40%	49.5% 5,458.5 m ²	Yes
On-Street Parking (Section 4.1.3) for the first 20 units: 1.5 per unit, and for each unit in excess of 20: 1.25 per unit	237 parking spaces 185 units	237 parking spaces 47 surface 190 underground	Yes
Buffer Strip	Required where abutting an Institutional Zone		Yes
Floor Space Index	1.5	2.47 27,314.32 m ² GFA	No



Seven Storey Apartment Building on Christopher Street



Nine Storey Apartment Building on Christopher Street



McKnight Charron Limited Architects

James N. Albrecht

June 20, 2017

Councillor Leanne Piper
Councillor Cathy Downer
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Dear City Councillors:

I am sending letter of concern directly to you as Ward 5 Councillors, but I will also be requesting the City Clerk to copy the total Council.

I am writing with respect to an Official Plan and Zoning By-Law Amendment Application the lands known as **233-237 Janefield Avenue/File: OP1702 & ZC1702**

SUBJECT LANDS

The surrounding land is addressed in 5 points:

1. The residential development on the north side of Janefield Avenue directly across. These are **3 storey condo/townhomes.**
2. The commercial building located at the corner of Janefield Avenue and Scottsdale Drive is a **1 storey building adjacent to the property in question.**
3. The Holiday Inn is a **3 storey building adjacent to the property in question.**
4. The 2 religious establishments are **1 storey buildings,** one adjacent to the property in question and the other across the street on Torch Lane.
5. The single detached dwelling is a bungalow and someone's home on the corner of Janefield Avenue and Torch Lane.
6. The structures noted in points 4 & 5 are on Torch Lane which is designated as the 3rd exit from the property in question. The drawing appears to indicate that will also be the main entrance to the underground parking.

PURPOSE AND EFFECT OF APPLICATIONS

The first purpose is to re-designate the property from **medium density to high density** and to **further alter** the existing by-law requirement from **150 units per hectare** to **168 units per hectare**.

The stated purpose of the proposed by-law amendment is to permit the development of a 12 storey building containing 185 apartments.

The additional exemptions being requested to the current by-law further include:

- **REDUCE the Common Amenity Area by more than ½** from 3900 sq. metres to 1780 square metres
- **REDUCE the Side Yard requirement by almost ½** from 17.5 metres to 10.2 metres
- **EXTEND the height beyond the 10 storey requirement to allow 12 storeys on the major portion of the development.**
- **EXPAND the maximum density beyond the existing requirement** from 150 units per hectare to 168 units

PROJECT DESCRIPTION

185 residential units with 237 parking spaces is a huge traffic burden to insert into this area. Janefield Ave. is already a busy preferred shortcut from Scottsdale Dr. to College Ave. and the Hanlon Expressway. It is also a School bus route and a City bus route. The medium density development on Janefield Ave. mentioned in the application is the Sifton Properties townhome area on the East side of Janefield Ave. and another townhome section on the East side. These areas contribute to a large volume of traffic at any given time. There is also Wellington Terrace Retirement Home, 5 properties away from Torch Lane. There is another condominium complex on the corner of College Ave. and Janefield Ave. with exits onto Janefield Ave.

The Stone Road Mall is directly opposite the corner of Scottsdale and Janefield Ave. with a traffic outflow onto Scottsdale and all other collateral traffic as well. This is a very busy intersection now, experiencing bottle necks with vehicle, bus and pedestrian traffic.

The 3 vehicular access points are at the bottom of a hill on a sharp bend in the road.

There are only 10 visitor parking spaces that can be discerned from the drawings, at the front of the development. This is going to further congest the existing roadway.

There is nothing noted in the proposal about a traffic impact study having been done or considered. This is a very important aspect of the project that seems to have been dropped or overlooked. As stated earlier, the insertion of so many vehicles into the area is going to negatively impact all of the residents.

On a personal note, it is hazardous at times to exit the driveways on Janefield Ave. because of the excessive speeds driven by many vehicles. The street is a long straight-away that many drivers take advantage of with little or no regard for vehicles entering, pedestrians crossing or car doors of parked cars being opened.

As a lifelong resident of Guelph, I have come to believe that new developments are meant to supportive and beneficial to the community.

City Councillors

June 20, 2017

Page 3

This entire project will have a huge negative impact on the neighbourhood. All of the proposals are a benefit to the development and a detriment to the neighbourhood. They are asking for several substantial concessions on behalf of the City and the current residents while offering nothing but takeaways in return.

This proposal is not consistent with the area either the by-law density allowance or residential housing type. There is nothing in this area that is even remotely similar to what is being proposed here.

I urge you most emphatically to oppose this application in part and in whole.

I also invite you to drive by, visit the site and see it in person.

If you have questions about my position on this matter, please contact me by phone at 519-265-8789 or by email at jimmyalbrecht55@gmail.com.

Thank you for your time and consideration. I look forward seeing you at the meeting July 10.

Sincerely,

James N. Albrecht

C.C.

Guelph City Council

Guelph City Planning Department

71 Wyndham Street South

Official Plan Amendment OP1703 &
Zoning By-law Amendment ZC1705

Public Meeting – July 10, 2017

Site Location



71 Wyndham Street South,
southeast of Wellington Street.

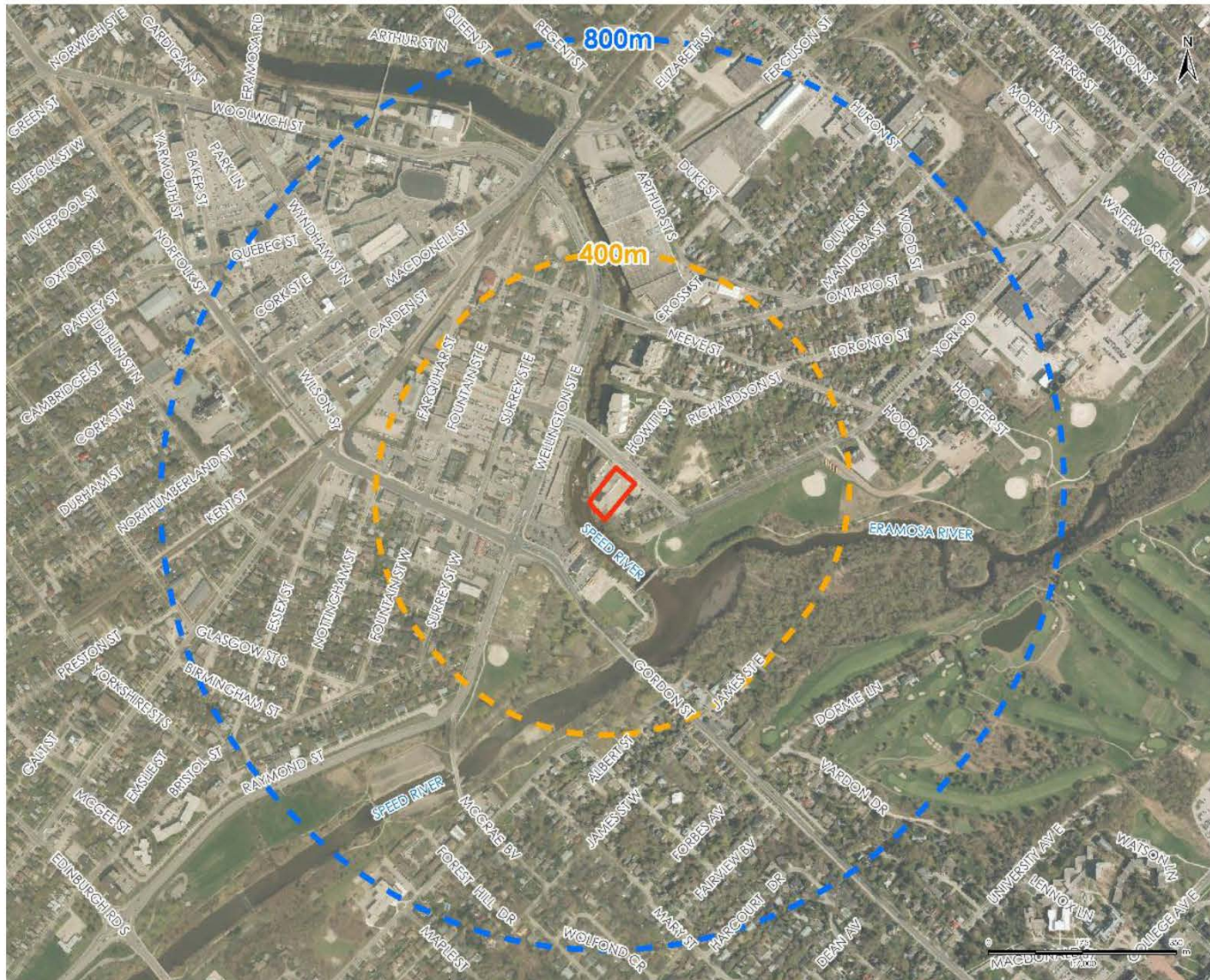
Approximately 46.168 m of
frontage onto Wyndham Street.

Total area of approximately
0.382 hectares (0.9 acres).

The land abuts the Speed
River before it merges with the
Eramosa River.

The site is located within the
Downtown Secondary Land Use
Plan Area.

Site Location – Walking Distance



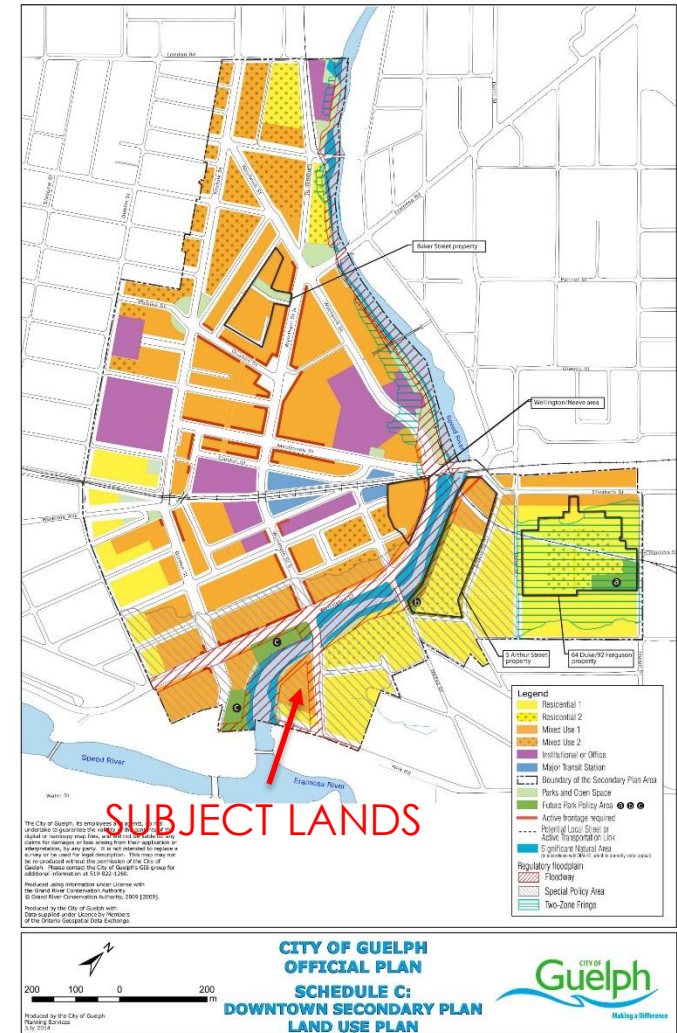
Official Plan Amendment Request

The subject site is designated as Mixed Use 1 in the City of Guelph Official Plan (OPA 43, Downtown Secondary Plan), with a Special Policy Area and Floodway overlay (OPA 42, Natural Heritage System).

Wyndham Street – Primary Streetscape on Schedule B.

Height – 4-10 storeys as shown on Schedule D of the Downtown Secondary Plan.

Applying for an Official Plan Amendment to the existing Schedule D of the Downtown Secondary Plan to increase the height from 10 storeys to 14 storeys with a density of 367 units per hectare.



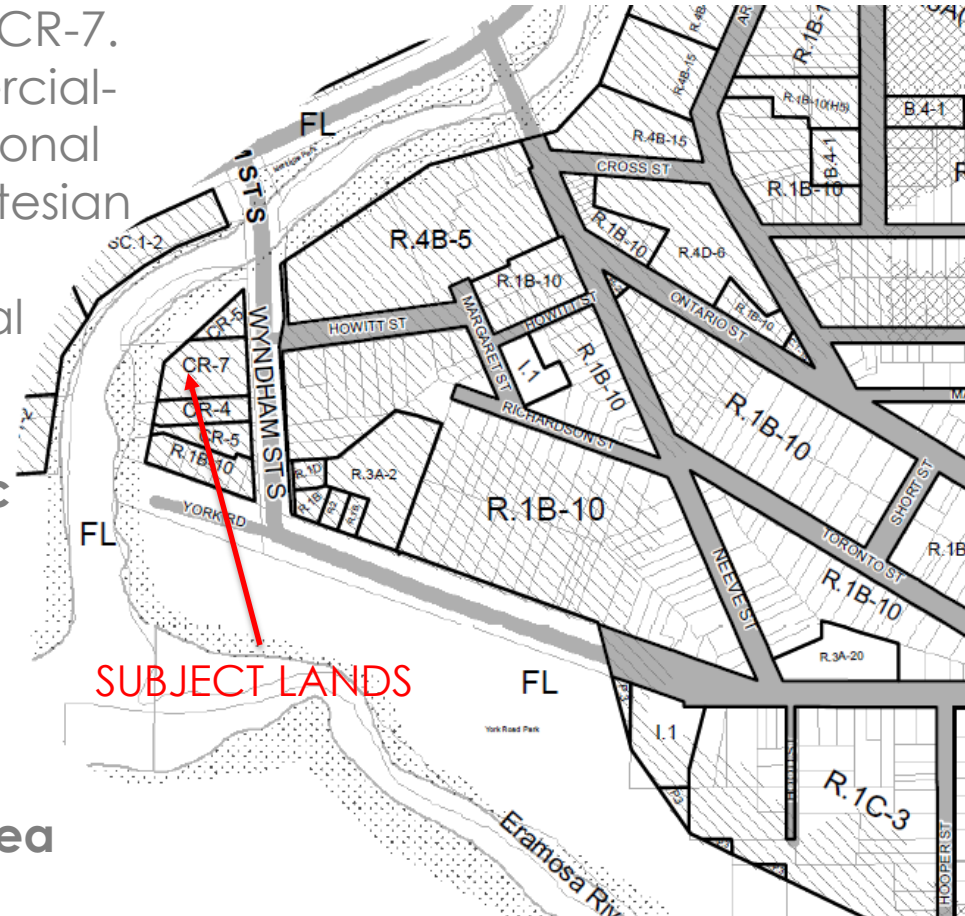
Zoning By-law Amendment Request

The Zoning By-law identifies the site as CR-7. The CR-7 zone is a specialized Commercial-residential zone which allows for additional uses including dwelling units offices, artesian studios and tradesperson's shops, restaurants as well as other commercial uses.

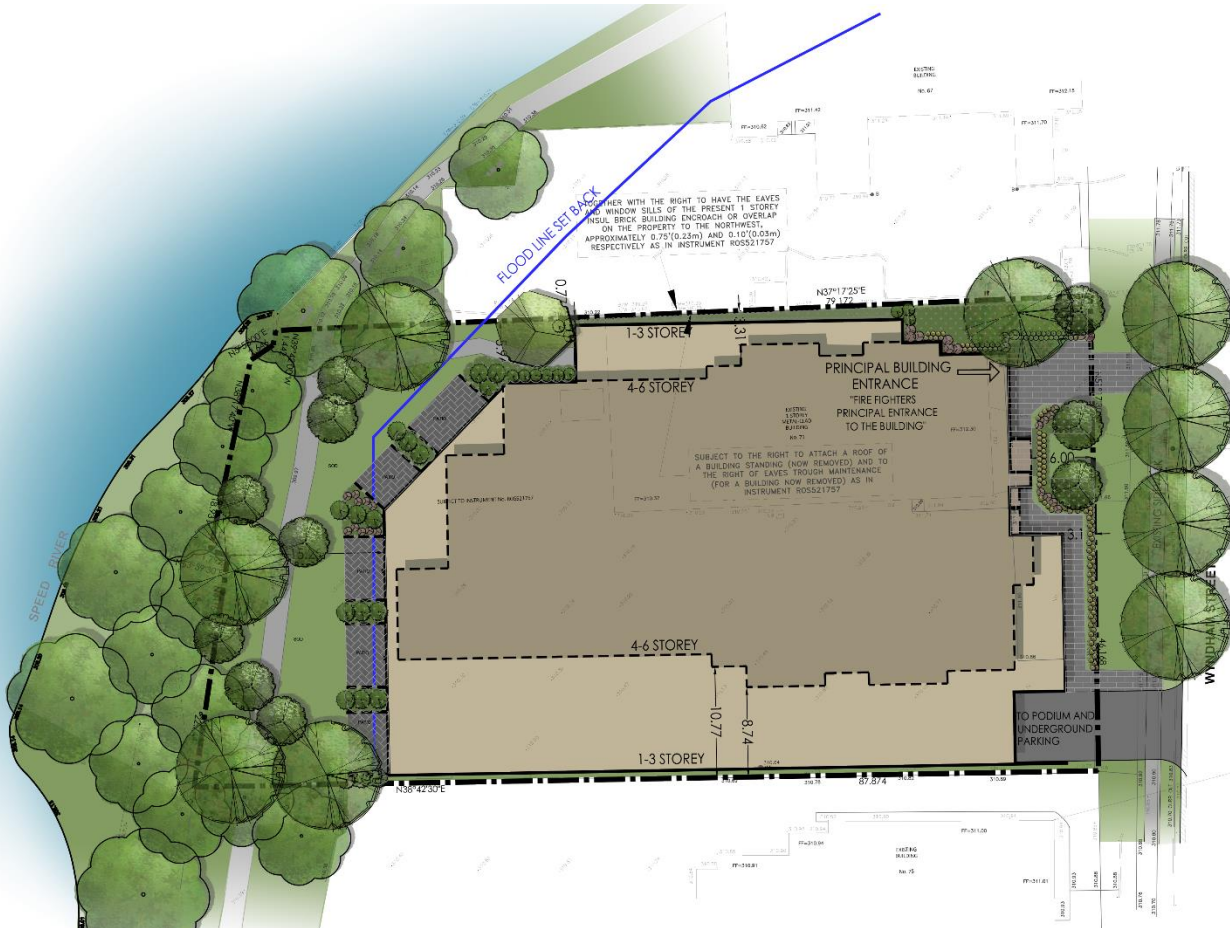
The applicant is requesting site specific amendments to the CR-7 zone.

Site specific regulations include:

- Reductions of the side yard setback
- Reductions to the front yard setback
- Increase the maximum gross floor area
- Increase the height
- Decrease the angular plane



Proposed Development Concept



14 storey buildings – 140 units with a mixture of one, two & three bedroom units.

181 parking stalls – underground & structure parking.

Unit sizes ranging from 950 to 2100 square feet.

4 podium units at the rear of the building fronting the river.

Features

- It is strategically located in proximity to public and active transit, employment opportunities, and commercial and retail amenities.
- Provides variation in housing options for this area of the City.
- Providing a Live-Work-Play compact development form.
- Underground parking.



Questions?



From: Joseph McDonald
Sent: June 19, 2017 11:30 AM
To: Mayors Office; Dan Gibson; Bob Bell
Subject: Proposed bylaw amendment

Good morning Gentlemen

I am writing to you this morning in response to a letter that was delivered to me last week regarding the amendment of a bylaw to accommodate Tricars building of a 14 story building on lower Wyndham St.

I am wondering what the point is in having bylaws if we don't enforce them. The bylaw was put in place for a reason and NOT to amend every time a big company with lots of money behind them speaks. Perhaps they should have done more homework before starting the project or did they think that this would be a push over.

I am not opposed to the idea of another high rise building on lower Wyndham St but think it should be restricted to the height that the bylaw states.

Joe McDonald

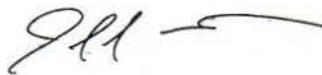
Thursday July 6, 2018

Attention: Clerks Office City of Guelph

To whom it may concern,

Please accept this letter as indication of my support for the proposed development of 71 Wyndham Street South. As a downtown landowner, direct next door neighbour to the subject property, and simply as a concerned Guelphite, I am excited to see the continued renewal of the downtown core. In my view, many of the improvements we have witnessed in the revitalization of downtown, including the improvements and redevelopments of other smaller commercial and residential sites, can be directly linked to the increase in population, and therefore by extension, Tricar. If I have one issue with the proposal, it would be that I think 14 storeys is unnecessarily small. If we are to meet our population targets, sites like this ought to be maximized.

Sincerely,

A handwritten signature in black ink, appearing to read 'JN', followed by a horizontal flourish line.

Jeff Neumann

Owner 67 Wyndham Street.

Scott Frederick

July 6, 2017

RE: Statutory Public Meeting Report - 71 Wyndham Street South
File: OP1703 & ZC1705

I have concerns regarding the proposed development for 71 Wyndham St South.

The proponent is requesting increased building height and decreased setbacks from the standards set out in the proposed Downtown Secondary Plan.

In my opinion the integrity of comprehensive plans should be respected. If exceptions are routinely granted the authority of the plan will be eroded. New precedents will be established and future exemptions will be harder to resist.

I recommend that the zoning for this site in the proposed Downtown Secondary Plan be considered the outer limits of any plan that is approved.

Sincerely yours,

A handwritten signature in black ink, appearing to read "S. Frederick", written in a cursive style.

Scott Frederick

Mayor Guthrie & Members of Guelph City Council:

We have reviewed the redevelopment proposal for 71 Wyndham Street South and are fully supportive of this residential infill complex. Having recently completed a lower rise infill project around the corner at York & Wyndham Streets we are pleased to see the continuation of renewal in our immediate neighbourhood. Housing supply is a critical constraint to Guelph's continued economic growth and the revitalization of the downtown core. We can report that for our next two projects in Guelph, where we will have approximately 700 units available we have over 8,000 registrants on our wait list. The supply the 71 Wyndham Street project will bring on stream is vital in growing our tax base and providing balance in the market place for new buyers.

The building represents good design and respects and capitalizes on its river frontage. Appropriate parking and on site amenities are being incorporated into the proposal and we see this development adding significant value to the neighborhood. If you have any questions please do not hesitate to call.

Sincerely, Andrew Lambden
Terraview Homes

Mayor & Members of Guelph City Council:

We are an adjacent property owner at 77 Wyndham Street South and are in full support of the proposed redevelopment of 71 Wyndham Street South into a 14 storey residential complex and if I am available I will attend council on the evening this proposal is heard.

I believe that the plan proposed is much needed as it helps the city reach the density targets set out by the provincial policies and is respectful of the site's frontage, river trail link and the character of Guelph. It will bring much needed additional housing to the downtown area and conforms with modern planning and design philosophies. In addition, it will contribute to the revitalization of this area and in that sense, will benefit all adjacent property owners.

In my opinion, the zoning amendments that are being sought are practical and I believe the additional height request is not impactful and no different to what has been approved recently in other areas just outside of the downtown core. I therefore have no concerns with this at all and am very supportive.

I believe this is just the type of development that the city requires, and I would be happy to see this building construction.

Sincerely

Robert Eilers
President & Director



Vesterra Property Management Inc.
279 Woolwich Street, Guelph Ontario, N1H 3V8, Canada
Tel: 519 800 6490, Fax: 519 800 6499

ASTRID J. CLOS
PLANNING CONSULTANTS

423 WOOLWICH STREET, SUITE 201
GUELPH - ONTARIO
Phone: (519) 836-7526 (836-PLAN)
Fax: (519) 836-5568
Cell: (519) 710-7526 (710-PLAN)
Email: astrid.clos@ajcplanning.ca
Web: www.ajcplanning.ca

LOWES ROAD WEST CONCEPT PLAN REID'S HERITAGE HOMES

DATE: AUGUST 22, 2016

DRAWN BY: A.R.N.

PROJECT No.: 1322

SCALE: 1:400

KEY MAP



NOT TO SCALE

LEGAL DESCRIPTION

ALL OF LOTS 3, 4, 5 & 6, REGISTERED PLAN 508
PART OF LOTS 15 AND 16, REGISTERED PLAN 467
(GEOGRAPHIC TOWNSHIP OF PUSLINCH), CITY OF GUELPH

NOTES

TOPOGRAPHIC INFORMATION PROVIDED BY STANTEC.

Zoning Regulation	Specialized R.3A - Cluster Townhouse Zone		Compliance
	Required	Provided	
Minimum Lot Area	800 m ²	16,542 m ²	Yes
Minimum Lot Area Per Dwelling	270 m ² (60 units)	275.7 m ²	Yes
Minimum Lot Frontage	18 m	178 m	Yes
Minimum Front Yard	6 m	4.5 m	No
Minimum Side Yard	half the building height, not less than 3 metres	10.5 m	Yes
Minimum Rear Yard	half the building height, not less than 3 metres	5.5 m	Yes
Maximum Building Coverage	30% (4,666 m ²)	27%	Yes
Maximum Building Height	3 storeys	2 storeys	Yes
Minimum Distance between buildings both with windows to habitable rooms	15 m	12.5 m	No
Minimum distance between buildings with one building having windows to habitable rooms	12 m	18 m	Yes
Minimum distance between buildings with no windows to habitable rooms	3 m	3 m	Yes
10.5 metres between a private amenity area and a building with windows to habitable rooms. 5.3.2.3.4	10.5 m	8 m	No
50 m ² Minimum Common Amenity Area. 5.3.2.4.1 a)	50 m ²	409 m ²	Yes
Minimum 5 m ² of Amenity Area per dwelling. 5.3.2.4.1	300 m ²	409 m ²	Yes
Amenity Areas length shall not exceed 4 times the width. 5.3.2.4.2	60 units x 5 m ²		Yes
Common Amenity Area shall not be located in Front Yard or Exterior Side Yard. 5.3.2.4.3			Yes
Minimum Private Amenity Area. 5.3.2.5	4.5 m and the unit width		Yes
Minimum Landscaped Open Space	40% (8,462 m ²)	51%	Yes
Buffer Strip	Required abutting a residential zone		Yes
Off-Street parking	60 parking spaces	60 driveway/60 garage	Yes
20% visitor parking. (4.13)	12 visitor spaces	12 visitor	Yes
Maximum Number of Dwellings in a Row	12, 8 adjacent to street	8	Yes
Maximum Density of Site	37.5 dwellings per hectare	36.2 dwellings per hectare	Yes
Measurement of Driveway Width	3 m	3 m	Yes
Driveway width is measured parallel to the front of Garage			
4.13.7.2.6			
Minimum Driveway width of 3 metres. Driveway width may be 2.5 metres at the point of entry to a garage. 4.13.7.2.7	3 m	3 m	Yes

Oct 28/2016-11:28am (21483-13)
H:\13-214\21483-13\Lowes\Concept 17 (COLOUR) Reid's (Lowes and Gordon).dwg

ZESS COURT

REVELL DRIVE

COMMON AMENITY
AREA
409m²

STORMWATER MANAGEMENT

LOWES ROAD WEST

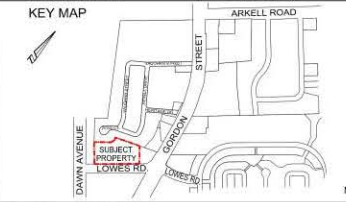


ASTRID J. CLOS
PLANNING CONSULTANTS

423 Woodlark Street, Suite 201
Guelph, Ontario N1H 3A3
Email: astid.clos@ajcplaning.ca
Phone: (519) 836-7106 (836-PLAN)

REID'S HERITAGE HOMES LTD.
19, 29, 35, 41, 51 AND 59 LOWES ROAD WEST
DRAFT PLAN OF VACANT LAND CONDOMINIUM

DATE: JUNE 16, 2017
PROJECT No. 1322
DRAWN BY : G.K.S.
SCALE 1:400



LEGAL DESCRIPTION
ALL OF LOTS 3, 4, 5 & 6, REGISTERED PLAN 508
PART OF LOTS 15 AND 16, REGISTERED PLAN 467
(GEOGRAPHIC TOWNSHIP OF PUSLINCH)
CITY OF GUELPH

LAND USE SCHEDULE

DESCRIPTION	UNITS	DWELLINGS	AREA (hectares)
SINGLE DETACHED UNITS	1-36	36	1,323 ha
COMMON ELEMENT			0.351 ha
TOTAL	36	36	1,654 ha

NOTES
PROPOSED STORMWATER EASEMENT IN FAVOUR OF THE CITY OF GUELPH

ADDITIONAL INFORMATION
(UNDER SECTION 5(1)(1) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES 4.5.5.6.5.6.7(a) AND I ARE AS SHOWN ON THE DRAFT PLAN OF CONDOMINIUM
(i) MUNICIPAL WATER
(ii) SAND AND SAND AND GRAVEL WITH A SMALL POCKET OF SILT
(iii) MUNICIPAL SEWER

OWNER'S CERTIFICATE
I, ALFRED J. REID, HERETOBY CERTIFY THAT I HAVE PREPARED AND SUBMITTED THIS DRAFT PLAN OF CONDOMINIUM.
ALFRED J. REID, REID'S HERITAGE HOMES LTD.
MAY 24, 2017
DATE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.
JAMES M. LAWS, O.L.S.
James M. Laws Surveying Inc.
MAY 24, 2017
DATE

Jun 16, 2017 - 2:45pm (21493-13)
N:\13-214\21493-13\vacat\Vacant Land Canto 4 Reids (Lowes and Gordon).dwg

To the Mayor and Councillors of the City of Guelph

- Part 1.

Petition contact person: Jim and Joan Ferguson

- Part 2.

The petition of the Residents of Lowes Road, Dawn Ave, Zess Ct, and Revell Dr.

- Part 3.

We opposed the changes for **19-59 Lowes Road File number ZC1613**
19-59 Lowes Road West for the following reasons:

1. Timing- Date of the Meeting is July 10...Notice was issued on June 14. Sign on property just when up just before the holiday weekend. Not giving citizens time to respond. Why not a September weeknight?
2. Parking issues have not been fully addressed. With new developments builders do not give an accurate measure for the needed parking. Each home will have 1 parking space and a garage parking, but only 10 guest parking spaces. If a household has 3 vehicles, there is no place for a 3rd car. It will be forced to park on-street, AS WITH ALL NEW DEVELOPMENT IN GUELPH. I work in Bylaw Enforcement as a clerk and we see all the parking concerns/complaints. We get numerous calls that involve a homeowner that lives in a condominium, they have two cars and their teenager wants to get a car. Where can they park it? The truth is they can't, especially during the winter months.

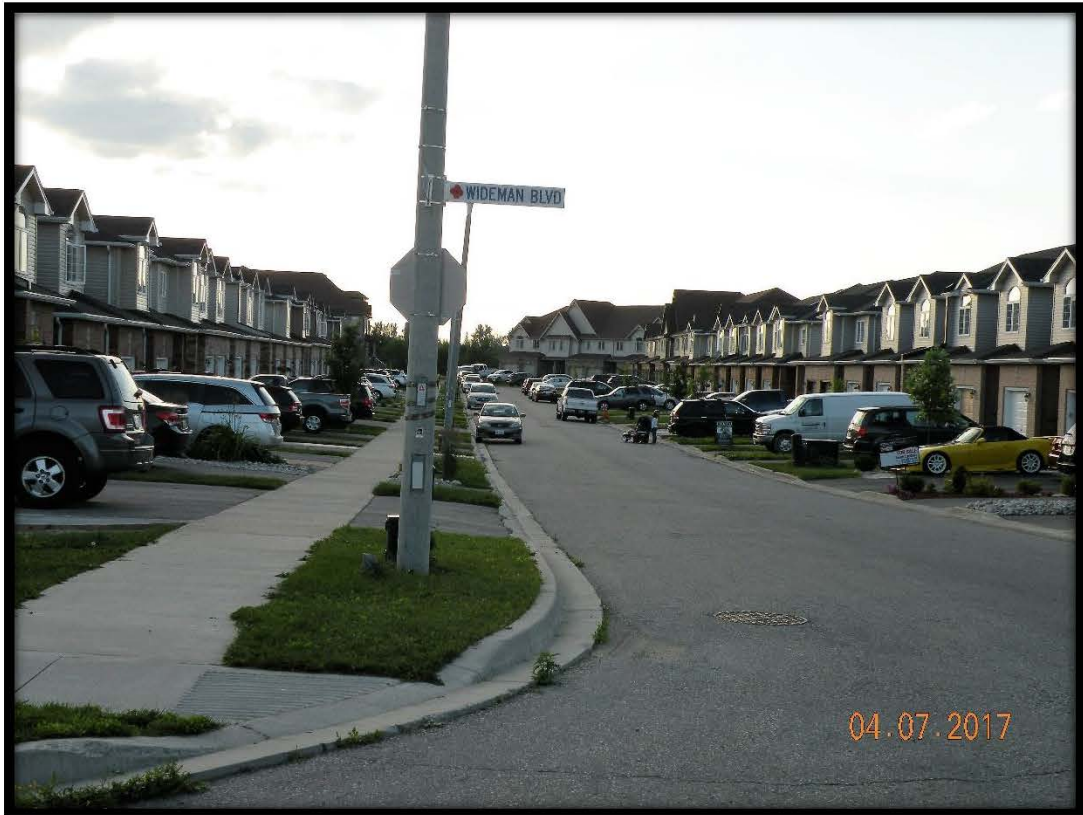
**Pictures below show that the parking situation
hasn't improved.**

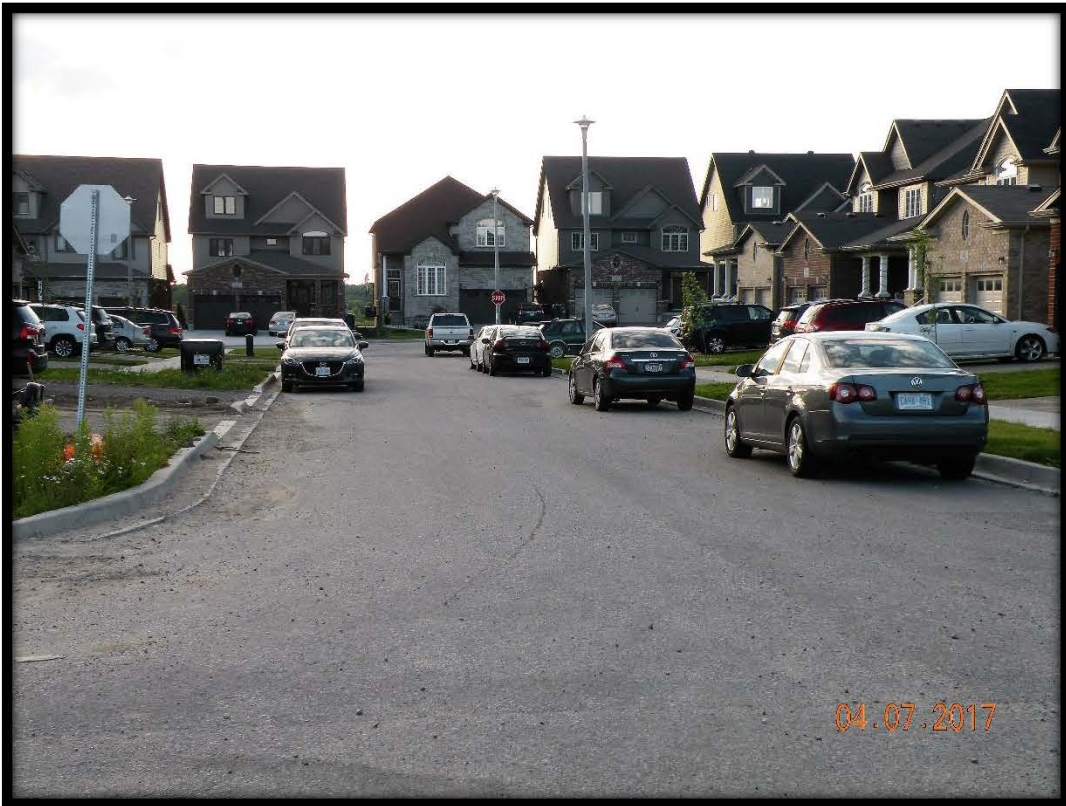


New developments off Victoria road near



Guelph Lakes.

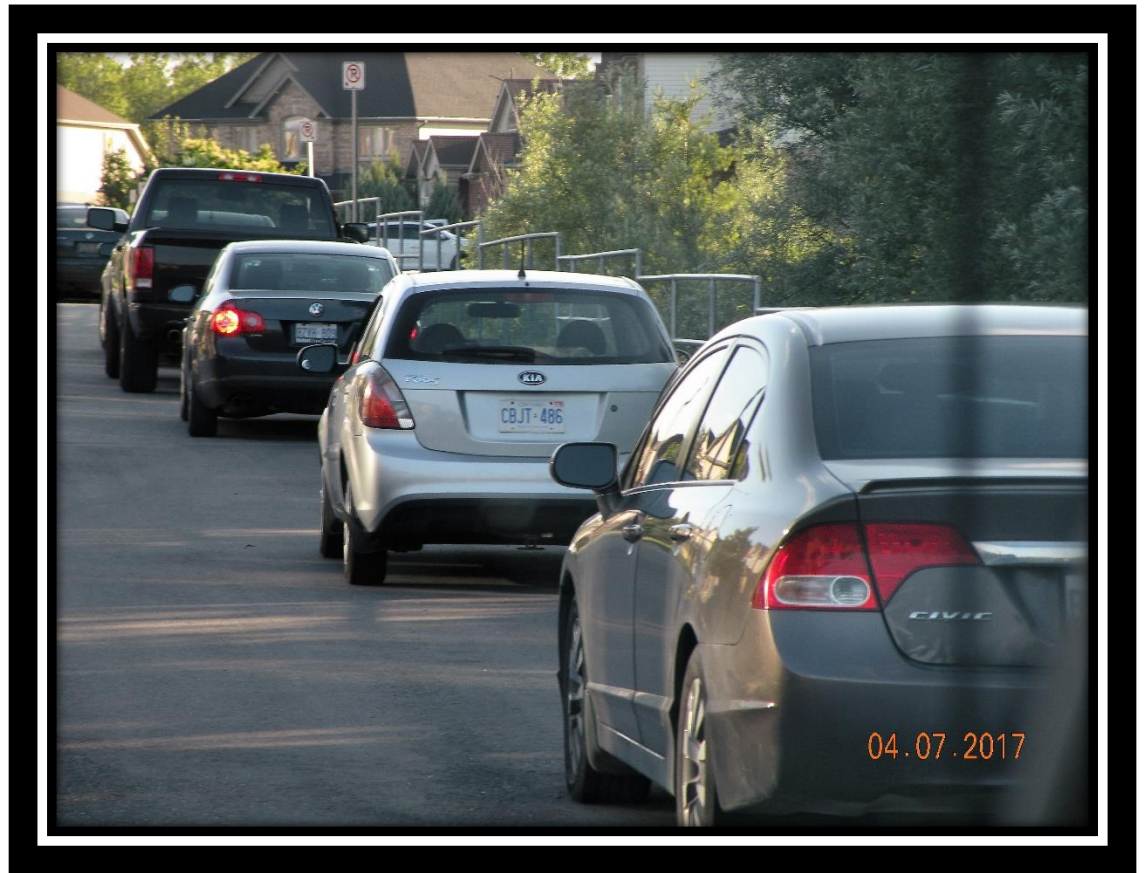




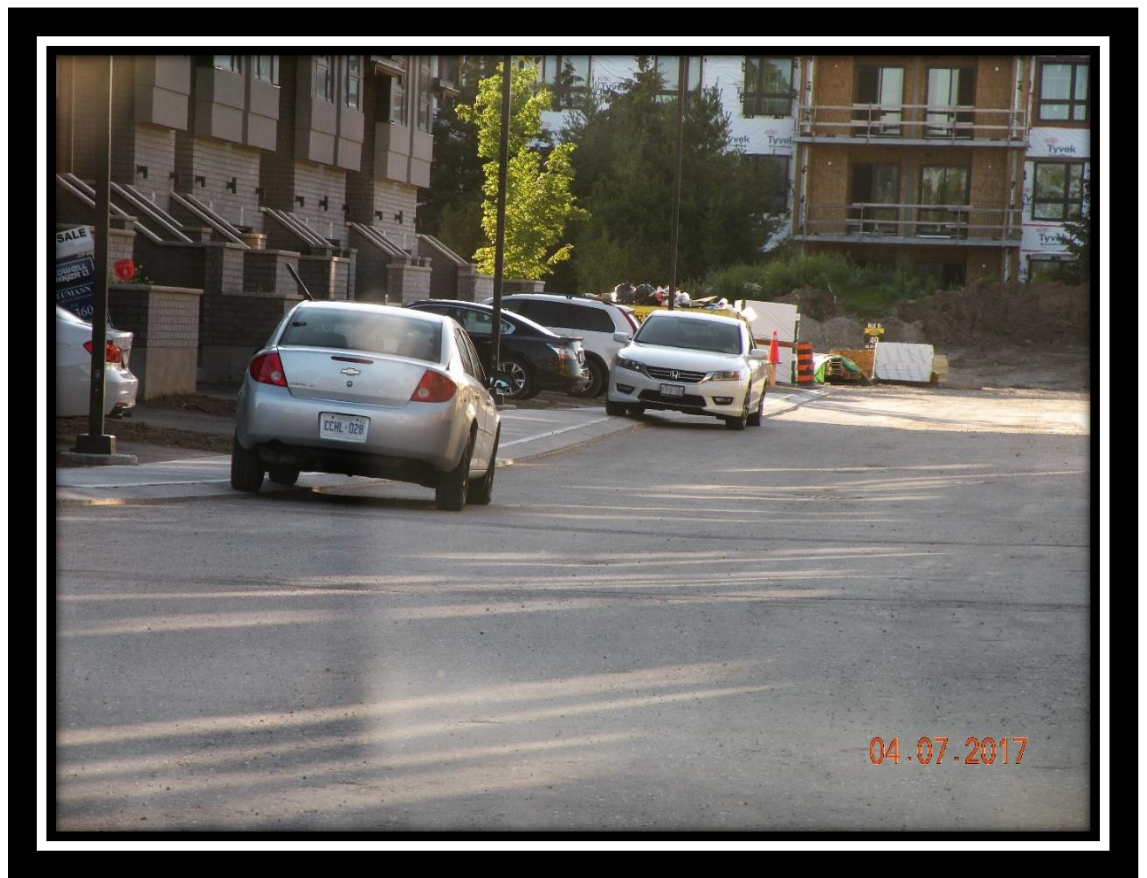








Vaughn St parking issues



Above Arkell Road new development parking issues. Below other south end parking issues.

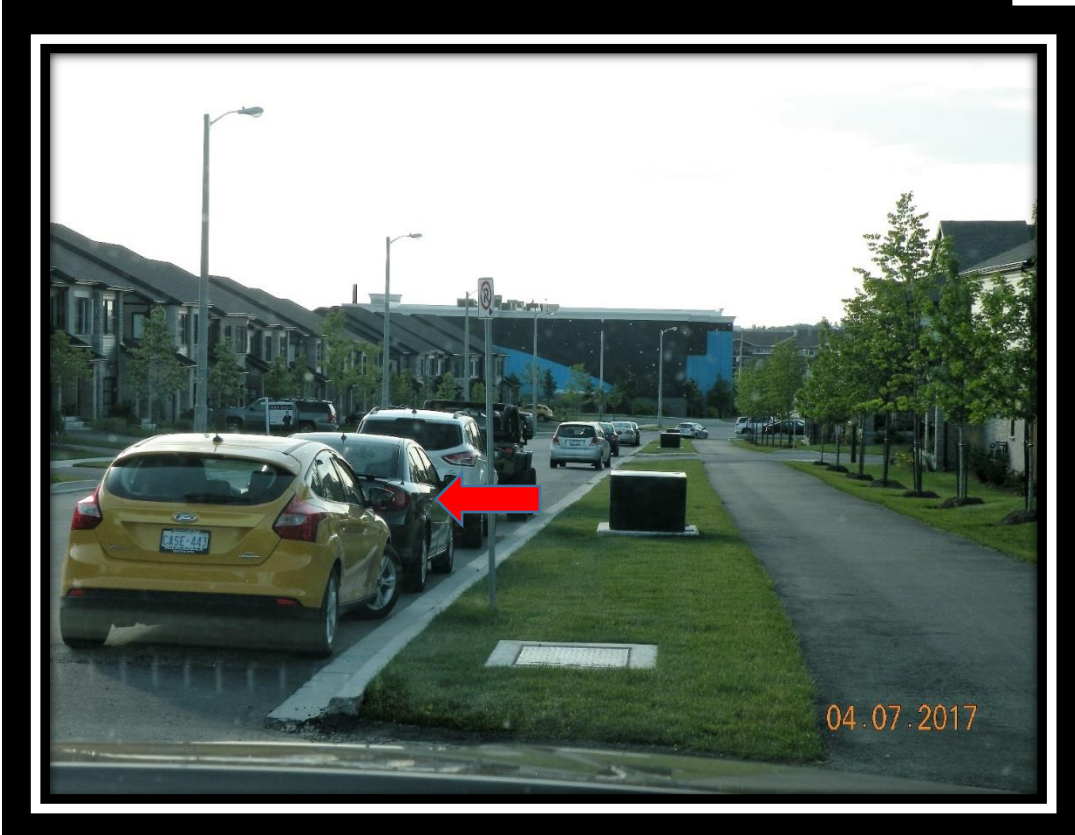




New development near Victoria Road in the south end.

New development near the new Longos, south end.

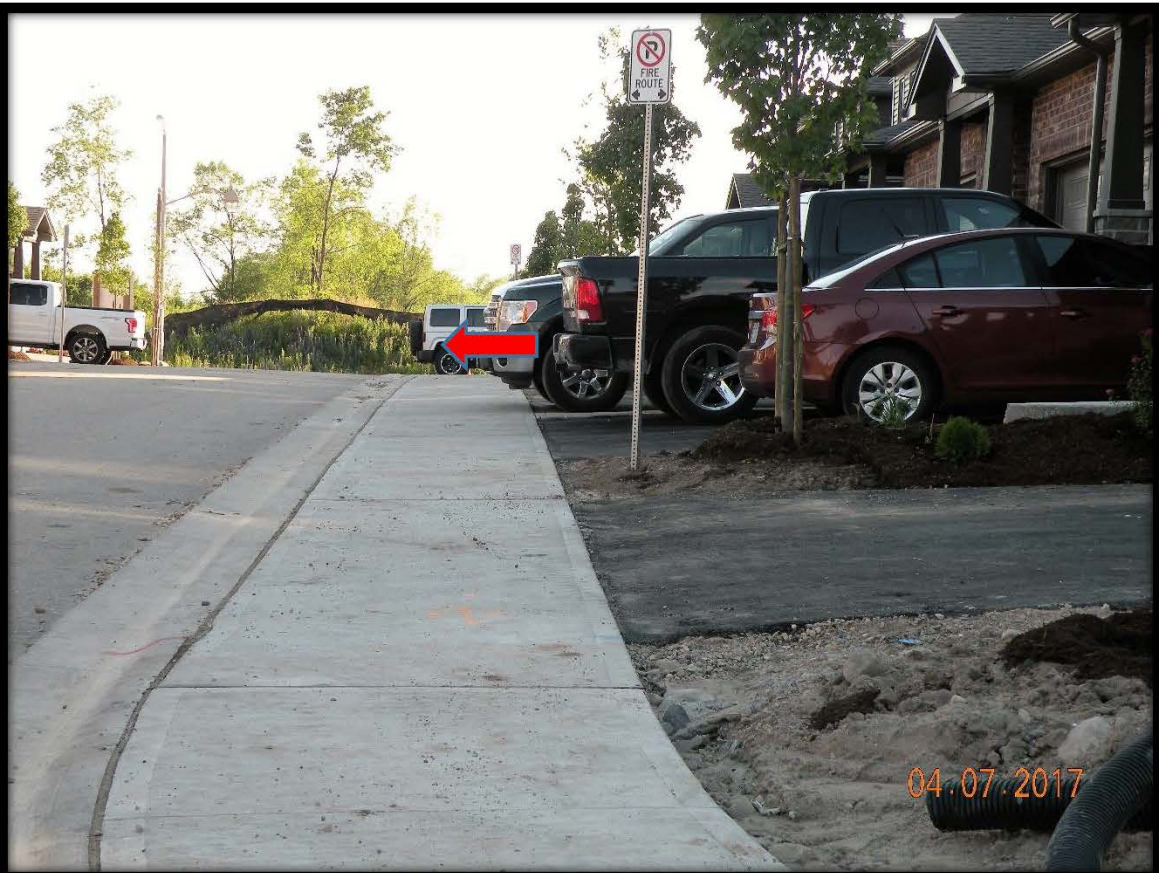


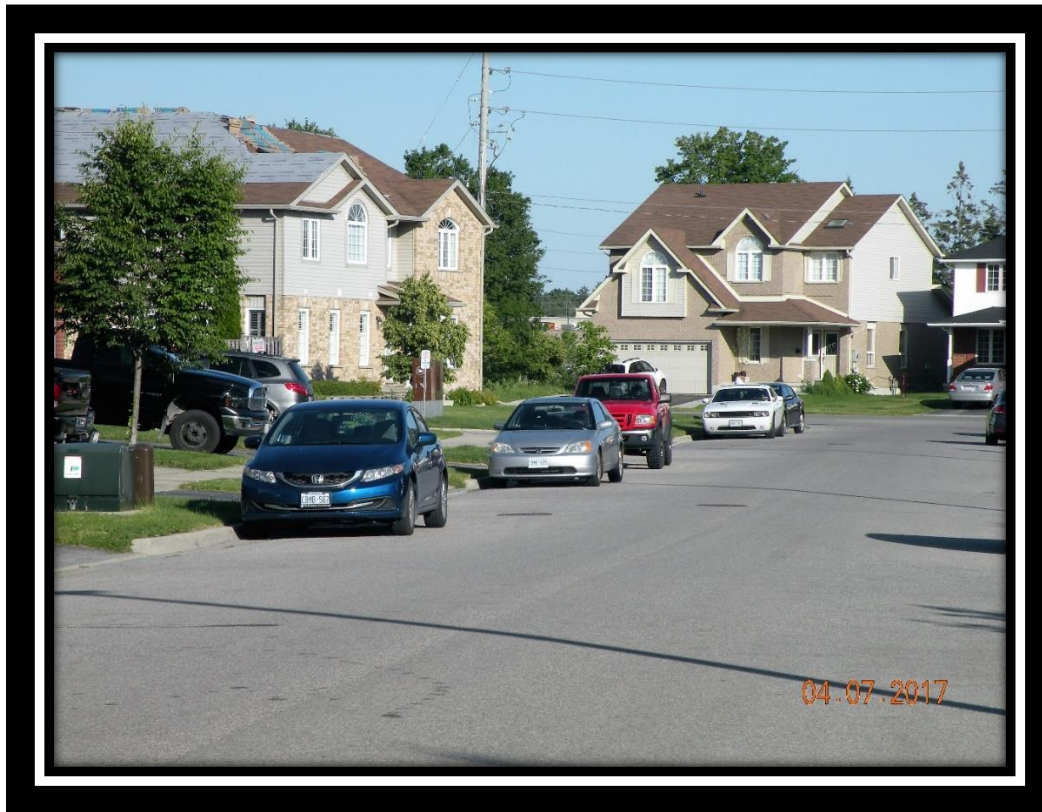


Poppy Drive near themove theatre.



Near the longos...cars just don't fit in the driveways.





210 Dawn ave near Clairfields – parking issues.

3. Water table has not been taken into consideration anywhere but the actual development site. Boreholes were only done on the development site. There were no bore holes done anywhere else to show the actual water table on Dawn Ave. The development will have an impact on the water table. Large full-grown trees, and grass help to absorb the excess water but soon will be replaced by concrete and asphalt.

Right to the corner

4. The STORM WATER MANAGEMENT SYSTEM will add additional water flowing down to towards the conservation. How will this effect the homeowners on Dawn Ave. Has this been taken into consideration? We have seen numerous

developments affecting our area. We were told when the Solstice development would help our water issues disappear. New technology. Water levels have increase.

The Hydrogeology report submitted was from 2016 with follow-ups done in May 2017. The water table changes with every new development.

What happens if the water table due to the construction cause the ground water to increase where our sump pumps cannot handle it? Who is going to pay to fix it? We do not have a storm sewer but must pay the tax to fix others. How is the City or the Builder going to help us tax payers?

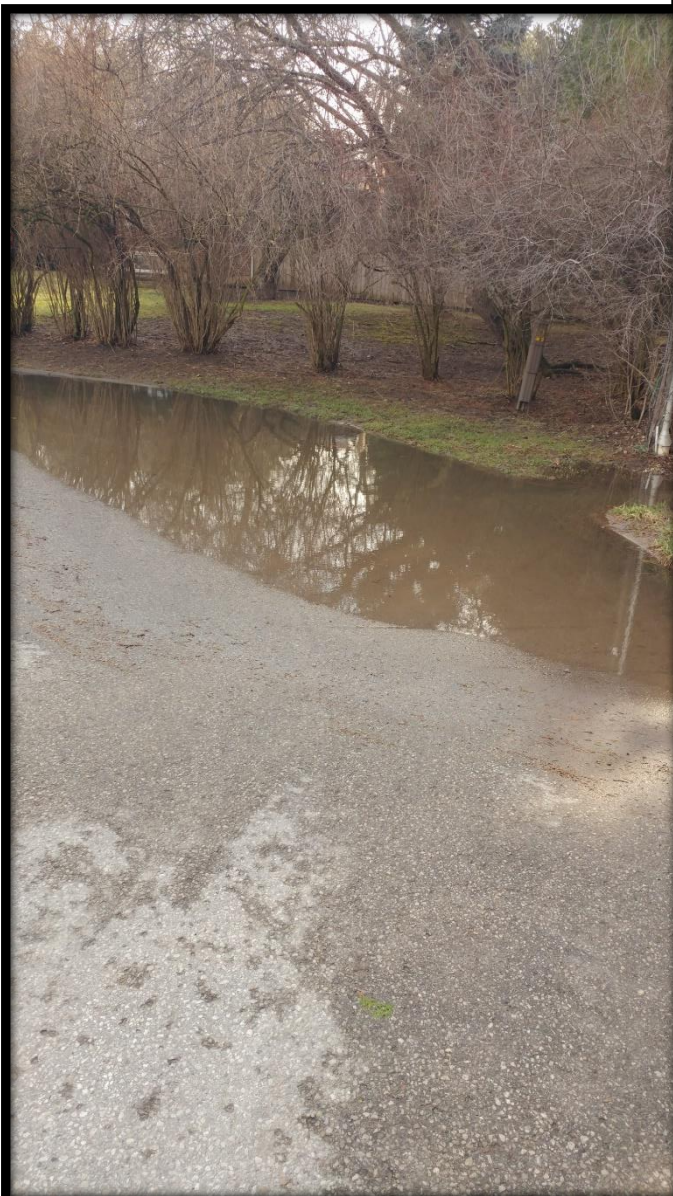
5. Earlier this year a development started the corner of Lowes Road and Gordon St. Please see the pictures of the water table. Their solution for dealing with the water table was to pump the excess water on the street, with mud...which eventually make its way down Dawn Ave to the conservation.

Please see attached photos to show issues with new construction.

Pictures below show how high the water rose. This is the water table. When you make changes it has an effect all the areas with a high water table.



Water from the construction site was pumped onto Lowes road.



Pumped water from the construction site makes it way down to the Conservation at the end of Dawn Ave. Which floods the conservation, which in turn raises our water levels.

When Reid's starts building and the water comes to the surface...what are they going to do? Pump it to the conservation? Into our water table? Into my basement? How is the City and/or Reid's going to compensate us for this water increase, increase to our electric bills to pump water that has increase from their new development into the Conservation? Our Stress? Our homes?

6. Retaining Ponds

The purpose of the retaining ponds needs to be explained better. Will they be treated for mosquitos? Will it be fenced?





7. Increased traffic. The stop sign at Lowes Rd and Dawn Ave on most days is optional. And so is the light at Gordon St and Lowes Rd. Even though the light is green for traffic exiting Lowes, cars travelling north and south don't necessarily stop for the light. With the increase in traffic to this area, it is an accident waiting to happen.

Where is the traffic study that was mentioned in the last meeting?

8. Noise and Light Pollution. Any increase of homes from 6 to 36 will increase the amount of light at night, and noise in the area. Going from 6 air conditioning units to 36 will increase the noise levels. Homes that had a quiet back yard will now have the hum of these units. Homes that had no lights shining

on them at night will now have the glow of street light and lights from the 36 homes that will could possibly shine all night and from all angles.

9. Real estate values will be effected immensely. Taking down 6 houses on large lots to cram 36 homes into them is still going to bring values down. We improved to 36 from 60 but the lots are small, the driveways will be small. Reid's could benefit more by building 20 homes on larger lots with better parking. Allowing families to grow with the home. Just a suggestion.
10. Those that live on our neighborhood, especially on Dawn Ave and Lowes know all about the wildlife around us. We live with deer, rabbits, skunks, and groundhogs eating our gardens. Coyotes yelping all hours of the night. Snakes, salamanders, and frogs living within our properties. We have a special neighborhood that we would like to preserve. Can the City and Reid's work together to ensure this delicate balance of nature and homeowners remain unchanged. We are lucky to have this balance.

Let's build better homes, smarter homes.
Homes that allow families to grow...homes that don't hurt the environment...homes that will accommodate parking...home that won't bring lower the value of the rest of the neighborhood...Lets build better and not just for profit.

Let's build smart...prevent future problems by thinking ahead.

To follow please find our petition and reminder of the water table on Dawn Ave. (additional 10 pages).

Petition to Change Proposed Lowes Rd Zoning By-law Amendment

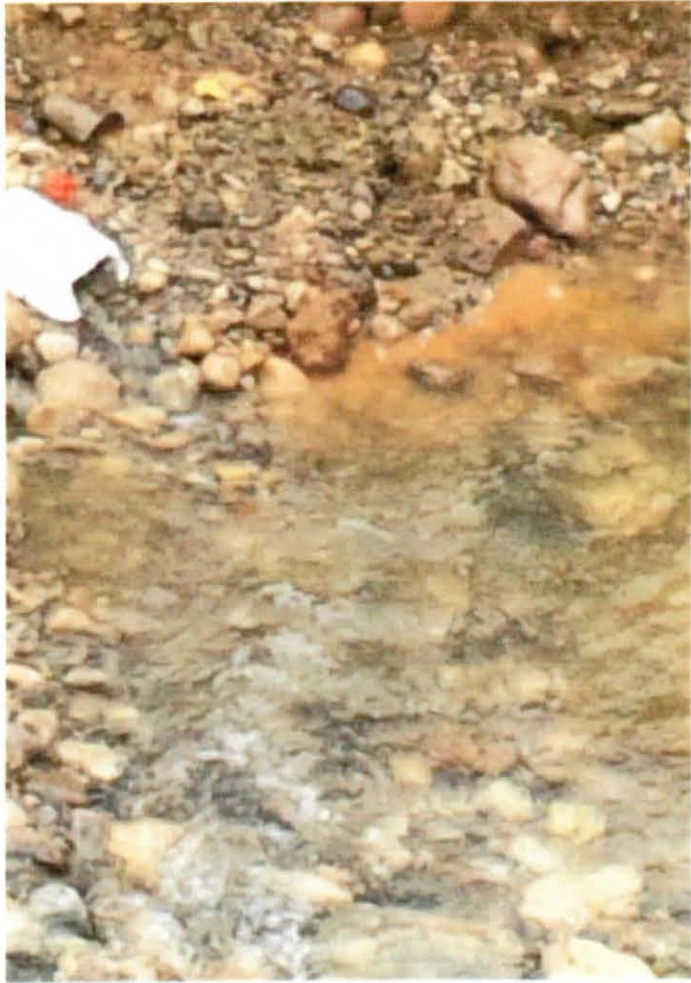
Submitted by Jim and Joan Ferguson

Residents near 19-59 Lowes Road opposed to certain items for the Zoning by-law Amendment for 36 Unit Condominium Homes.

We the undersigned, are concerned citizens who urge our leaders to act now to make changes to this proposed Zoning Amendment on Lowes Road.

[29] Signatures Received

Original Available in the City Clerk's Office



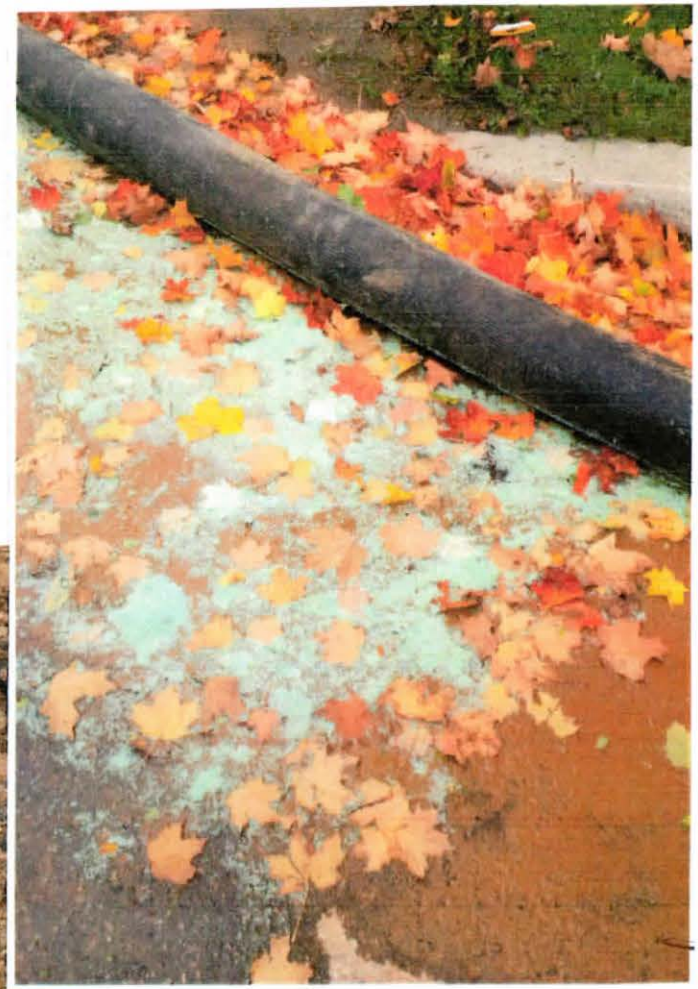
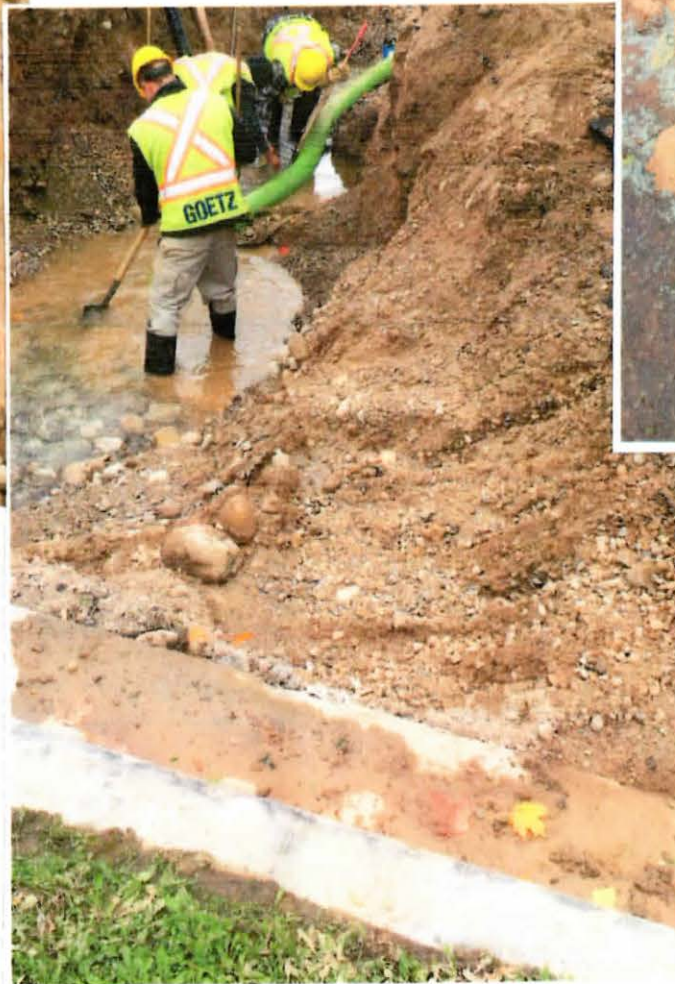
Dawe Ave Water Table

- During storms water runs down Lowes Rd towards Dawn Ave. The water then runs down Dawn Ave towards the conservation.
- Water Table in area is extremely High!

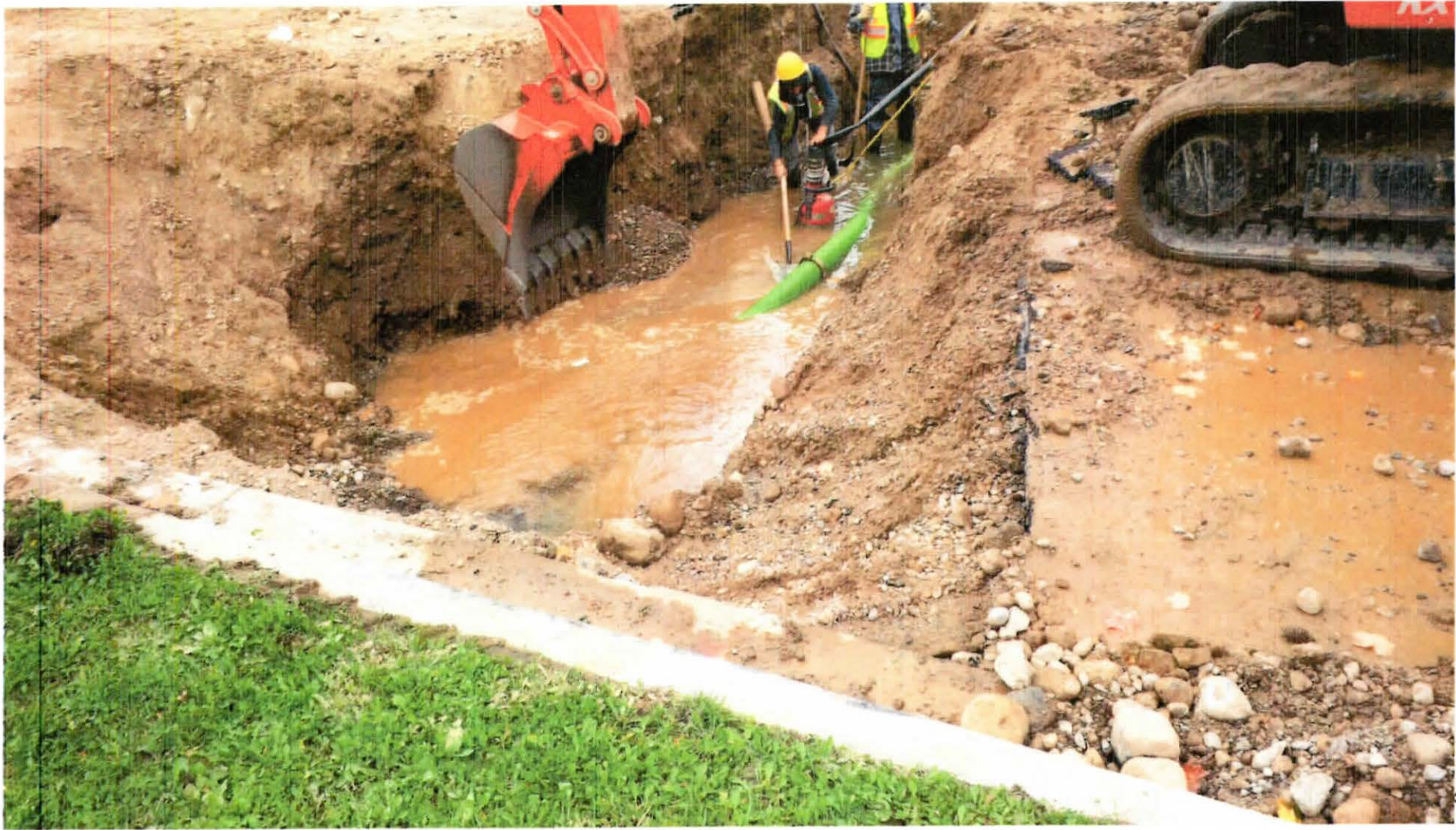
WATER TABLE DAWN Ave



Water Service
connection for
107 Dawn Ave
- water table too high
to connect to
main line



Water was
seeping in
faster than
they could
pump it out!



Water Table Issues Dawn Ave

- changes to Lowes Rd Lots and tree removal.
will increase water issues for Dawn Residences.
What will the Builder and City do to prevent this?

Water Table Levels on Dawn Ave





↑
Water Line
Flooding
Roadway

Storm Water on Dawn Ave



↑
Waterline

Dawn Road Flooding
During Storm !

MEMO



DATE July 7, 2017
TO **City Council**
FROM Scott Stewart, Deputy CAO
DEPARTMENT Infrastructure, Development and Enterprise
**SUBJECT Amendment to IDE Report 17-77 Attachments 1 and 2
Proposed Downtown Zoning By-law Amendment (ZC1612)**

REVISION:

The following revision is being made to IDE Report 17-77 dated July 10, 2017 to both Attachment 1, Page 6 of By-law (2017)-20187, Clause 3.14 and Attachment 2, Page 54 to replace the definition of 'Public Parking Facility' with the following:

"Public Parking Facility" means a **Place** other than a **Street, Used** for the parking of **Vehicles** that is owned by or operated by or operated on behalf of the **City** for the general public.

See attached pages.

EXPLANATION:

The public parking facility definition has been modified to provide further clarification that stand alone public parking facilities are for use by the general public. Private parking areas associated with other uses on the same property continue to be permitted in all Downtown zones.

Scott Stewart, C.E.T.
Deputy CAO

Infrastructure, Development and Enterprise

T 519-822-1260 x3445
E scott.stewart@guelph.ca

C: Todd Salter, General Manager, Planning, Urban Design and Building Services
Melissa Aldunate, Manager, Policy Planning and Urban Design
David de Groot, Senior Urban Designer
Stacey Laughlin, Senior Policy Planner
Abby Watts, Policy Planner

Page 6
of By-law Number (2017)-20187

Facility.

- 3.10 A new definition is added as follows:
“Floorplate” means the gross horizontal floor area of a single floor measured from the exterior walls of a ***Building*** or ***Structure*** and shall not include ***Balconies***.
- 3.11 A new definition is added as follows:
“Government Office” means a ***Building*** or portion thereof ***Used*** by the public (Federal, Provincial, County or Municipal) sector Government(s) to conduct public administration or provide a public service.
- 3.12 A new definition is added as follows:
“Live-Work Unit” shall mean a unit within a ***Building***, in which a portion of the unit at grade level may be ***Used*** as a business establishment and the remainder of the unit shall be a ***Dwelling Unit*** and whereby each “live” and “work” component within a portion of the unit has an independent entrance from the outside and an interior access between the “live” and “work” components.
- 3.13 A new definition is added as follows:
“Mixed-Use Building” means a ***Building*** in a Downtown ***Zone*** containing ***Dwelling Units*** and at least one other non-residential ***Use*** permitted by this ***By-law***, where the residential portion of the ***Building*** has an independent entrance from the outside.
- 3.14 A new definition is added as follows:
“Public Parking Facility” means a ***Place*** other than a ***Street***, ***Used*** for the parking of ***Vehicles*** that is owned by or operated by or operated on behalf of the ***City*** for the general public.
- 3.15 A new definition is added as follows:
“Service Establishment” means a ***Place*** providing services related to the grooming of persons (such as a barber or salon), a ***Place*** providing the cleaning, maintenance or repair of personal articles and accessories (such as dry cleaning and laundering), small appliances or electronics, or a ***Place*** providing services related to the maintenance of a residence or business (such as private mail box, photocopying, courier or custodial services), but does not include a: ***Parlour, Adult Entertainment; Small Motor Equipment Sales; Storage Facility; Tradesperson’s Shop; Warehouse; and Wholesale.***
- 3.16 A new definition is added as follows:
“Stepback” means a portion of a ***Building*** that is horizontally recessed from the

“Live-Work Unit” shall mean a unit within a **Building**, in which a portion of the unit at grade level may be **Used** as a business establishment and the remainder of the unit shall be a **Dwelling Unit** and whereby each “live” and “work” component within a portion of the unit has an independent entrance from the outside and an interior access between the “live” and “work” components.

“Mixed-Use Building” means a **Building** in a Downtown **Zone** containing ~~residential Uses~~ **Dwelling Units** and at least one other non-residential **Use** permitted by this **By-law**, where the residential portion of the **Building** has an independent entrance from the outside.

~~**“Public Parking Facility”** means a **Place** other than a **Street**, **Used** for the parking of **Vehicles** that is owned by or operated by the on behalf of public (Federal, Provincial, County, or Municipal) sector Government(s).~~

“Public Parking Facility” means a **Place** other than a **Street**, **Used** for the parking of **Vehicles** that is owned by or operated by or operated on behalf of the **City** for the general public.

“Service Establishment” means a **Place** providing services related to the grooming of persons (such as a barber or salon), a **Place** providing the cleaning, maintenance or repair of personal articles and accessories (such as dry cleaning and laundering), small appliances or electronics, or a **Place** providing services related to the maintenance of a residence or business (such as private mail box, photocopying, courier or custodial services), but does not include a: **Parlour, Adult Entertainment; Small Motor Equipment Sales; Storage Facility; Tradesperson’s Shop; Warehouse;** and **Wholesale.**

“Stepback” means a portion of a **Building** that is ~~further set back~~ horizontally recessed from the **Building** face in accordance with the requirements of this **By-law**.

“Transparent Window” means any window that is not tinted and which provides clear visibility from the outside to the interior of the **Building**.

“Vehicle Rental Establishment” means a place where **Vehicles** are stored and rented to the public, but shall not include **Commercial Vehicles**, farm equipment, **Recreational Vehicle**, trailer, snowmobile, motorized boat or a **Vehicle Sales Establishment**.

To whom this may concern,

This letter is to voice our support for the Downtown Zoning By-law amendment that will align Zoning By-law regulations with the policies established in the approved Downtown Secondary Plan.

We own and run a fine dining restaurant, Artisanale, located on Woolwich near the intersection with Norfolk. And we recently purchased a commercial / rental property near London on Woolwich. We have invested a great deal in our current location to bring a new life to an old limestone building and we plan to invest in our new building, an 1860 Italianate Mansion, to create a dynamic food centre and workshop space as well as other office/ studio residential units.

This renewal of the Downtown Plan will enable and recognize the opportunities for more investment and dynamic renewal of Guelph's Downtown, which really is larger than the few streets currently Zoned and D1.

Sincerely, Christie & Yasser

Christie Young
Artisanale
Simple & delicious handcrafted food
www.artisanale.ca
Resto (519) 821-3359



July 5, 2017

Project No 1227

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

**Re: July 10, 2017 Guelph Council Meeting CON-2017.32
Proposed Downtown Zoning By-law (ZC1612)**

I am the Planning Consultant for Rykur Holdings Inc., Barrel Works Guelph Ltd. and John Lammer Developments Ltd., owners of a number of significant properties located within downtown Guelph. We have participated in the Public Meeting, corresponded with and met with City staff regarding the proposed Downtown Zoning By-law. We thank staff for the changes which have been made to the Downtown Zoning By-law. However, there remain some concerns with the proposed Downtown Zoning By-law. Some of these concerns include; not including a private parking facility as a permitted use in the downtown, not exempting all sites from providing visitor parking and not including a reduce parking ratio for affordable housing.

Private Parking Facility

A Parking Facility (which includes a private parking facility) is an important use now permitted in the downtown which should be carried forward as a permitted use in the new Downtown Zoning By-law. The current CBD.1 Zone allows a Parking Facility as a permitted use in the downtown. The current Zoning By-law defines a Parking Facility as “*a place, other than a street, used for the parking of vehicles for a fee.*” The current Zoning By-law does not distinguish between a public and private parking facility.

The Guelph Official Plan, which includes the Downtown Secondary Plan, includes the following policies with respect to parking facilities in the downtown;

“Parking

8.2.35 *The City will ensure **that adequate off-street parking facilities are provided to meet the parking demands generated by various land uses.***

8.2.37 ***It is recognized that a progressive program to provide off-street parking facilities, both private and public, will be required to serve the ‘Central Business District’.***

2. *The City **shall continue to work with private enterprise in the supply of off-street parking in the downtown.***

11.1.4 MOBILITY

Objectives

In addition to supporting the Principles, Objectives and Targets in Section 11.1.2, the intent of the policies below is to:

g) ***Provide parking to meet the needs of Downtown businesses, residents and visitors.***

11.1.4.5 *Parking*

11.1.4.5.1 ***Downtown shall continue to be served by a range of parking facilities, including but not limited to aboveground and below-ground parking structures, small public and private surface parking lots, and on-street parking.***

11.1.4.5.4 *The City, in consultation with Downtown business owners and other stakeholders, shall prepare a **Downtown Parking Strategy** that considers at a minimum:*

- a) *an assessment of the current supply of parking and **opportunities to improve the distribution of parking;***

We are, therefore, requesting that both “Public and Private Parking Facilities” be included as a permitted use within the proposed Downtown Zoning By-law in order to implement the City’s Official Plan.

Visitor Parking Exemption

The current exemption from providing visitor parking should be continued in the Downtown Zoning By-law. The downtown provides communal parking opportunities through on-street parking, municipal and private parking lots which are available to accommodate visitor parking. The provision of accessible and available at-grade visitor parking within a redevelopment site in the downtown is not always possible to provide due to the configuration of the property and in most cases creates complex entry control and security issues. There are many elements that need to be provided within a building’s main floor street level frontage. The additional requirement of providing visitor parking is onerous and unnecessary when short term parking is available in the entire downtown neighbourhood.

Reduced Parking for Affordable Housing

In keeping with the City’s Affordable Housing Reports and recommendations a reduced parking ratio for affordable housing should be included in the Downtown Zoning By-law. Continuing to delay the implementation of this recommendation is not in the public interest.

We are, therefore, respectfully requesting that the Downtown Zoning By-law be referred back to staff to allow the by-law to be revised to allow a Private Parking Facility as a permitted use, to not require the provision of visitor parking and to reduce the amount of required parking for affordable housing within the downtown.

Yours truly,



Astrid Clos, MCIP, RPP

cc: Tom Lammer, Rykur Holdings Inc. Barrel Works Guelph Ltd. and John Lammer Developments Ltd.
David DeGroot, City of Guelph



Guelph City Hall
2017
1 Carden Street
Guelph, Ontario
N1H 3A1

July 5,

Attention: Mayor Cam Guthrie and Members of Council

Re: July 10, 2017 Guelph Council Meeting CON-2017.32
Proposed Downtown Zoning By-law (ZC1612)

Skyline is the proud owner of a number of properties in downtown Guelph. We have played an integral part in the regeneration of downtown by investing over \$100 million. Skyline has been engaging with city staff and providing our comments related to the Proposed Downtown Zoning By-law. We appreciate staff making some of the changes that we have requested. However, for 130 MacDonell Street and 70 Fountain Street our company cannot ignore that these properties are proposed to be down-zoned by taking away the current zoning permission which allows residential dwelling units.

130 MacDonell Street (Co-operators)

130 MacDonell Street is now zoned CBD.1 Zone which permits dwelling units with permitted commercial uses in the same building. The proposed D.3-2 Zone for 130 MacDonell Street does not permit dwelling units.

70 Fountain Street

70 Fountain Street is zoned Central Business District CBD.1-1 which permits dwelling units with permitted commercial uses in the same building. The proposed D.3-1 Zone for 70 Fountain Street does not permit dwelling units.

The existing permissions of the CBD.1 Zone including the ability to have residential units is important to Skyline for a number of reasons;

- While it is our strong desire to maintain the Co-operators as our tenant at 130 MacDonell Street, this may be beyond our control. Finding another office tenant for this building could take time, particularly with the amount of parking demanded by an office use. A vacant building in the downtown is not a good scenario for Skyline, the downtown or the municipality. Skyline needs to continue to have the option to transition this building to residential units rather than have it sit vacant. That is all that we are asking.
- City staff have advised us that they want to preserve office uses. While we understand this, office is a permitted use in every zone in the



downtown. There are many opportunities for offices to establish in the downtown zoning. Staff also have an obligation to encourage residential development in the downtown and ensure that downtown continues to thrive. Continuing the existing zoning which permits both office and residential dwellings would do this.

-2-

- City staff have advised us that Skyline did not object to, or appeal the Downtown Secondary Plan which designated these properties as Institutional/Office based on their current office use. Unfortunately, to our knowledge Skyline did not receive any notice of the Downtown Secondary Plan. If a notice was provided by the City for the Downtown Secondary Plan, this notice may have been sent to the municipal address rather than the owner of the building. We are not sure how this occurred, but the fact remains that these properties are now designated to permit office.
- Staff have advised us that we could apply for an Official Plan Amendment for these properties, however, as I understand it, converting employment lands to a residential requires a municipal comprehensive review which the City does not plan to undertake until 2022 and there is no guarantee that this application would be approved once the current zoning permitting residential is no longer in effect.
- Skyline is not asking for anything that they did not already have when we purchased these buildings. We just want to retain the existing zoning for these properties.
- It is my understanding that if Council does approve this zoning request it will be conclusively deemed to be in conformity with the official plan as per section 24(4) of the Planning Act.
- The City has been able to take a practical approach in the Proposed Downtown Zoning By-law by adding new zones to facilitate the Wilson Street Parking Garage and the Guelph Police Services Headquarters to ensure that the Downtown Zoning By-law does not interfere with these City projects proceeding. (see the two attached scanned pages from Staff Report IDE 17-77) I am asking the City to take this same practical approach to the zoning of Skyline's properties.

In summary, Skyline is requesting that Council approve the following motion,



"That the Proposed Downtown Zoning By-law be amended as it relates to 130 MacDonell Street and 70 Fountain Street to continue to permit dwelling units"

Thank you for the opportunity to provide this input on an important matter to our company.

Yours truly,

R. Jason Ashdown

July 6, 2017

Maria and Michael Finoro
Owners of 9 and 11 Cork Street West
Guelph, ON

Dear City Council:

Re: Recommended Downtown Zoning By-law, 2017

We own 9 and 11 Cork Street West which currently has a single house on each lot. Our intention is to redevelop this property into a beautiful, multi- residential building as soon as this bylaw is approved.

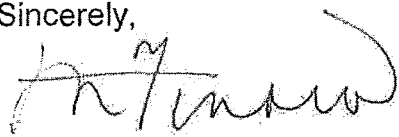
We have reviewed the recommended Downtown Zoning By-law and support it. It is well thought out and will support our plans to build.

As parishioners and financial supporters of both the Cathedral and the Museum, we fully understand and respect the need to make this development a desirable place to live, complementing a transitioning, and vibrant, downtown neighbourhood. Further, it satisfies the city and province's need to intensify the downtown core.

This is not only an investment for us; it is going to be our future home! Therefore, we have high standards for a visually appealing and energy efficient building.

Special thanks to city staff for helping us understand how the recommended bylaw will affect our plans.

Sincerely,

A handwritten signature in dark ink, appearing to read 'M. Finoro' with a stylized flourish at the end.

Maria and Michael Finoro

mariaf@mfproperty.com