

# City Council - Planning Meeting Agenda

**Consolidated as of December 7, 2018**



**December 10, 2018 – 6:30 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](http://guelph.ca/agendas).

**Changes to the original agenda have been highlighted.**

---

## **Open Meeting – 6:30 p.m.**

O Canada

Silent Reflection

First Nations Acknowledgment

Disclosure of Pecuniary Interest and General Nature Thereof

---

## **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.

### **CS-2018-27                      2018 Third Quarter Operating Variance Report**

#### **Recommendation:**

1. That the purpose and target balance of the Environment and Utility Contingency Reserve #198 be expanded to include mitigating the Environmental Services' commodity pricing volatility risk in accordance with recommendation nine from Solid Waste Service Review and that Appendix A of the General Reserve and Reserve Fund Policy be updated accordingly; and
2. That \$400,000 of the Environmental Services' projected favourable variance be transferred to the Environment and Utility Contingency Reserve #198 to be used to mitigate against commodity pricing budget volatility.

---

**Public Meeting to Hear Applications  
Under Sections 17, 34 and 51 of The Planning Act**

(delegations permitted a maximum of 10 minutes)

**IDE-2018-138**

**Statutory Public Meeting Report 361 Whitelaw Road  
Proposed Official Plan and Zoning By-law  
Amendments Ward 4**

**Staff Presentation:**

Katie Nasswetter, Senior Development Planner

**Delegations:**

Glen Scheels, GSP Group Inc., on behalf of owner (presentation)

Dianne Mackie

Kathy Johnston

Gerry Johnston

**Correspondence:**

T.J. Ryan

Dianne Mackie

Randal Wagner

Sue Wagner

Dean Chan

Chris and Jennifer Long

Paul and Monique Johnston

Robert Askett

Gail and Edward Burrow

Clifford and Pauline Klotz

Susan Prigione

Glenn Porterfield

Daryl Coulson

Kim Fortune

Maja and Ian Cook

**Staff Summary** (if required)

**Recommendation:**

That Report IDE-2018-138 regarding proposed Official Plan and Zoning By-law Amendment applications (File: OZS18-005) by GSP Group on behalf of the owners: Armel Corporation, to permit a high density residential development and a neighbourhood park on the lands municipally known as 361 Whitelaw Road and legally described as Part of the NE Half of Lot 5, Concession 1, Division 'B' (Geographic Township of Guelph), City of Guelph, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

**IDE-2018-139**

**Statutory Public Meeting Report 1657 and 1665  
Gordon Street Proposed Zoning By-law Amendment  
File: OZS18-003 Ward 6**

**Staff Presentation:**

Lindsay Sulatycki, Senior Development Planner

**Delegations:**

Astrid Clos, Astrid J. Clos Planning Consultants, on behalf of owner (presentation)

**Correspondence:**

Arvinder Singh

Paul and Analene Belanger

**Staff Summary** (if required)

**Recommendation:**

That Report IDE 2018-139 regarding proposed Zoning By-law Amendment application submitted by Astrid J. Clos Planning Consultants on behalf of the Owner, 2601265 Ontario Inc. to permit the development of 78 stacked townhouse units on lands municipally known as 1657 and 1665 Gordon Street, and legally described as Part of Lot 9, Concession 7, Geographic Township of Puslinch, City of Guelph, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

**IDE-2018-141**

**Statutory Public Meeting Report 50-52 Dean Avenue  
Proposed Zoning By-law Amendment File: OZS18-002 Ward 5**

**Staff Presentation:**

Abby Watts, Development Planner I

**Delegations:**

Jeff Buisman, Van Harten Surveying Inc., on behalf of owner (presentation)

**Staff Summary** (if required)

**Recommendation:**

That Report IDE-2018-141 regarding a proposed Zoning By-law Amendment application (File: OZS18-002) by Van Harten Surveying Inc. on behalf of the Owner, Janice Marie Bruinsma to recognize the existing semi-detached dwelling on the property municipally known as 50-52 Dean Avenue, and legally described as Part of Lots 72 & 73, Registered Plan 363, City of Guelph, Part 1 of 61R-10060, from Infrastructure, Development and Enterprise dated December 10, 2018, be received.

**IDE-2018-142**

**Statutory Public Meeting Report 127 Cityview Drive  
North Proposed Zoning By-law Amendment File:  
OZS18-006 Ward 1**

**Staff Presentation:**

Michael Witmer, Senior Development Planner

**Delegations:**

Nancy Shoemaker, Black, Shoemaker, Robinson & Donaldson Limited, on behalf of owner

Rob Mannella

**Correspondence:**

Robert and Alba Mannella and Donald and Emily Evans

**Staff Summary** (if required)

**Recommendation:**

That Report IDE-2018-142 regarding a proposed Zoning By-law Amendment application (File: OZS18-006) by Black, Shoemaker, Robinson & Donaldson Limited on behalf of the owner, Linda Da Maren to permit the development of two new single detached residential dwellings on the property municipally known as 127 Cityview Drive North, and legally described as Lot 23, Registered Plan 462, from Infrastructure, Development and Enterprise dated December 10, 2018, 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.

**IDE-2018-131**

**Decision Report 278 College Avenue West Zoning  
By-law Amendment File: ZC1801 Ward 5**

**Delegations:**

Linda Busuttill

Astrid Clos, Astrid J. Clos Planning Consultants, on behalf of owner

**Correspondence:**

Dr. Elaine Harrison

Marie Tawse



**Recommendation:**

1. That the application by Astrid J. Clos Planning Consultants on behalf of 9428577 Canada Corp. (Jane Fung) for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized Cluster/Stacked Townhouse" (R.3A-?) Zone to permit the development of 6 back-to-back stacked townhouse units on the property municipally known as 278 College Avenue West and legally described as Part of Lot 13, Registered Plan 435, City of Guelph, be approved in accordance with ATT-3 of the Infrastructure, Development and Enterprise Report 2018-131 dated December 10, 2018.
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 278 College Avenue West.

**PS-2018-36****Guelph Community Health Centre Request  
Regarding Consumption and Treatment  
Services****Delegations:**

Ian Digby (presentation)

Adrienne Crowder, Wellington Guelph Drug Strategy (presentation)

Marty Williams, Downtown Guelph Business Association

Rachelle Devereaux, Guelph Community Health Centre

Tracy Hobson

**Correspondence:**

Rachelle Devereaux, Guelph Community Health Centre

Letters of support submitted by the Guelph Community Health Centre

**Recommendation:**

That report PS-2018-35, titled Guelph Community Health Centre Request Regarding Consumption and Treatment Services, and dated December 10, 2018, be received.

---

**Special Resolutions**

Special Resolution arising from the November 19, 2018 Council/Council Planning Meeting

**CS-2018.67****Memorandum of Agreement Between the City of  
Guelph and the International Alliance of Theatrical  
Stage Employees, Moving Picture Technicians,  
Artists and Allied Crafts of the United States, its  
Territories and Canada (IATSE) Local No. 357**

**Recommendation:**

That the Memorandum of Agreement between the City of Guelph and IATSE Local No. 357 on the file with Human Resources be approved.

**By-laws**

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

"That By-law Numbers (2018)-20350 to (2018)-20351 inclusive, are hereby passed."

By-law Number (2018)-20350	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 the property municipally known as 278 College Avenue West (the 'subject lands') and legally described as Part of Lot 13, Registered Plan 435, City of Guelph. The purpose of this amending by-law is to permit the development of a single 3-storey building with 6 back-to-back cluster townhouse units (File: ZC1801).
By-law Number (2018)-20351	A by-law to confirm the proceedings of the meeting of Guelph City Council held December 10, 2018.

**Mayor's Announcements**

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

**Adjournment**

# Paisley Park Development

## 361 Whitelaw Road

### Official Plan and Zoning By-law Amendment Applications

Public Meeting

December 10, 2018





# Location

- West end site
- Bordered by Whitelaw Road and Paisley Road
- Many community facilities nearby
- Commercial services
- Natural area to West in Township





# Site Context



Paisley Park Development – Official Plan and Zoning By-law Amendment Applications  
December 10, 2018



# Community Mixed Use Node



Paisley Park Development – Official Plan and Zoning By-law Amendment Applications  
December 10, 2018

# Development Strategy

- Greatest height and density in Node
- Transition to lower intensity to the south
- Neighbourhood open space at the south next to existing neighbourhood



# Development Strategy

- Efficient use of land given location
- Contribute to the vibrancy of Node
- Promote compatibility
- Respect natural area to west
- Infiltrate stormwater
- Promote transportation choice
- Provide trails, amenities, and open space



# Development Concept

- Apartment form  
8-10 storeys
- Low rise form  
Up to 4 storeys  
Townhouses, stacked  
townhouses, apartments
- Public Park



# Site Development Model



Paisley Park Development – Official Plan and Zoning By-law Amendment Applications  
December 10, 2018

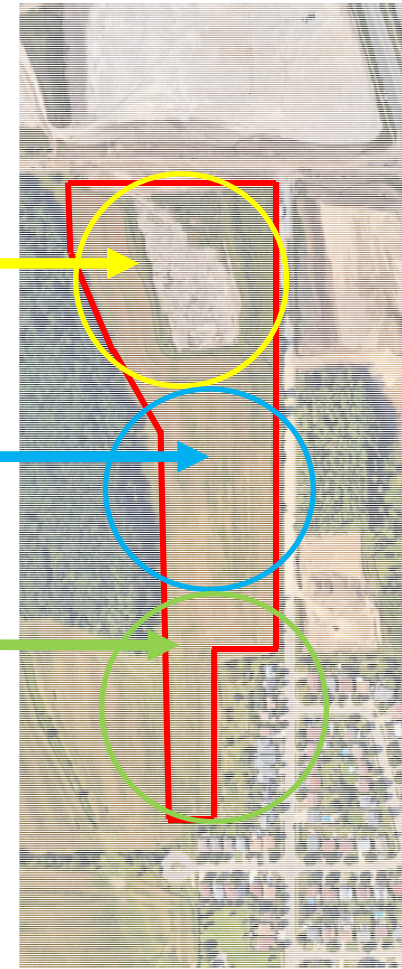


# Technical Studies Support Development

- Traffic Impact Study, Salvini Consulting
- Functional Servicing Brief, GM Blueplan
- Hydrogeological Study, GM Blueplan
- Phase 1 Environmental Site Assessment, GM Blueplan
- Environmental Impact Study, Natural Resource Solutions
- Stage 1-2 Archaeological Assessment, Stantec
- Planning Justification Report, GSP Group
- Urban Design Brief, GSP Group

# Implement Through OPA and Zoning

- Create contemporary zoning regulations for apartments and townhouses
- Apartment zone
- Apartments plus townhomes, stacked townhomes, 4 storey maximum
- Neighbourhood park zone



# Summary

- Appropriate scale and intensity of development in Community Node
- Compatible development is created through transition in scale from north to south
- Consistent and conforms with Provincial planning framework, meets “Greenfield” targets
- Conformity with High Density Residential policies
- Supported by technical studies
- Neighbourhood amenity created with public park



# Questions & Answers



Paisley Park Development – Official Plan and Zoning By-law Amendment Applications  
December 10, 2018

Stephan O'Brien, City Clerk  
City of Guelph, 1 Carden St.  
Guelph, Ontario  
N1H 3A1

Glenn Porterfield

Guelph, Ontario



CITY CLERK'S OFFICE

**Planning Application OZS18-005, Ward 4**

Sir:

I would like to make the following comments on the proposed planning application outlined above, in advance of the City Council Meeting on December 10<sup>th</sup> :

- How will the credibility of the city's Official Plan be perceived if Council approves this parcel's designation change from "Low Density Greenfield/Residential" and "Natural Heritage" to "High Density Residential" ? It doesn't give me confidence that Guelph is adhering to a Plan when such radical changes are entertained.
- The zoning change applications (from "Urban Reserve" and "Agricultural" to "Specialized High Density Residential Apartment") concern me as well, for similar reasons. The *specialized regulations* the applicant is asking for appear to me as obvious attempts to maximize profit by cramming the largest number of living units on to the site. For example, one parking space per unit (inclusive of visitor parking !) allows space for more units. The resulting parking problems the City has seen in other residential areas will then have to be addressed.
- The proposed development itself doesn't recognize increased traffic flow on – or access to - Whitelaw Road, nor much needed improvements to the Whitelaw Road/Paisley Road intersection. Presently, east bound traffic on Paisley Road coming over the hill in front of this parcel make it very difficult at peak traffic times to turn right from Whitelaw Road onto Paisley Road. A high density development at the proposed location would make this intersection even more dangerous.
- The Paisley Road/Imperial Road area is already absorbing increased traffic and infrastructure pressure from high density housing and commercial development -
  - Imperial Towers/Paisley Square – approximately 500 units
  - Parkwood Place – approximately 300 units
  - Gramercy Park – approximately 50 units
  - Townes at Sundowne – approximately 200 units
  - Paisley Place – approximately 50 units

- West Hills Plaza
- Costco
- Proposed Low's

I am not opposed to development of this land, other than further loss of agricultural resources. I think that high density development in Guelph is being approved at too high a rate and a more moderate approach is needed.

Sincerely,

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

Glenn Porterfield



RECEIVED

CITY CLERK'S OFFICE

Dear Neighbour,

We are asking if you would please contact the City Clerk ([clerks@guelph.ca](mailto:clerks@guelph.ca)) ( cc to Christine Billings [christine.billings@guelph.ca](mailto:christine.billings@guelph.ca), Mike Salisbury [mike.salisbury@guelph.ca](mailto:mike.salisbury@guelph.ca) and Cam Guthrie [cam.guthrie@guelph.ca](mailto:cam.guthrie@guelph.ca)) with any comments on the proposed zoning change from low density urban to high density proposed for the land at Whitelaw and Paisley in the south west corner. The proposal will be presented to Council on Dec. 10. Please share the information with neighbours and encourage them to comment. You can also be a Delegate at this meeting.

This is really important. Why? Because 2500-3000 people may be living in 800 units very near to us.

Think how the character of our neighbourhood will change!

Your input can make a difference! It's important because no-one, not even one person, protested the high rise apartments opposite Zehrs. The debaters during pre-election debates said if people had protested, the outcome may have been very different!

We have already submitted a letter and are hoping you will join us. Please take the time to send one in!

Sue & Randy Wagner

471 Whitelaw Rd.

**Here is a suggested letter which you can feel free to use or alter:**

I wish to comment on this application. I am against the proposed zone change and the development plan of Armel for multiple 10 storey high rise apartments and stacked town homes.

1) The City's official plan is for urban low density development. The developer, Armel, wants to change the official City Plan to high density. Greed should not determine the future spaces of our city! I recognize Guelph needs affordable housing so I am not opposed to some low density development. Eight hundred units (2000-2500 people!) is not acceptable in that it will change the nature of our residential family neighbourhood: more traffic (which is already an unaddressed concern); reduced property value; parking compromises, etc. Paisley Road has already seen huge growth with the four apartments at Elmira. As they near completion and more units are occupied, the congestion will only increase in our family neighbourhood. Time has not been granted to even assess the impact of this development.

2) We have seen the negative effect of the apartment corridor along Paisley and in a few other areas of this city. Locating too much high density housing in one area is not a good plan. It does not work well and this can be seen in many cities where such areas soon become undesirable and are aesthetically unpleasant. Guelph is loved because of its small city atmosphere, the historic nature of buildings, having a world class University which specializes in Veterinary Medicine and Agriculture, the proximity to surrounding agricultural land and abundant green spaces. Guelph needs to remain respectful to nature and the environment. We can be a leader in these areas!

3) We as a community have lost faith that the City listens to its citizens. No matter what we say, or do, how we speak up, protest, attend City Council, submit letters, it makes no difference. Please prove us wrong this time. Listen to everyone in the neighbouring homes who enjoy their community, raise their children here and appreciate the tree lined streets and quiet, safe neighbourhood.

**Please listen and stop the extreme development.**

Name, signature and date

DARYL COULSON

Daryl Coulson

Nov. 30/2018

Guelph Ontario

I wish to comment on the application. I am against the proposed zone change and the development plan of Armel for multiple 10 storey high rise apartments and stacked town homes.

- 1) The City's official plan is for urban low density development. The developer, Armel, wants to change the official City Plan to high density. Greed should not determine the future spaces of our city! I recognize Guelph needs affordable housing so I am not opposed to some low density development. Eight Hundred Units (2000-2500 people!!!) is Not acceptable in that it will change the nature of our residential family neighbourhood. More Speeding Traffic which is already an under-addressed Huge Problem on Whitelaw. Reduced property value; loss of wildlife (deer, coyotes) parking compromises etc. Paisley Road has already seen huge growth with the four apartments at Elmira. As they near completion and more units are occupied, the congestion (which is bad at peak times) will only increase. Time has not been granted to even assess the impact of this development.
- 2) We have seen the negative effect of the apartment corridor along Paisley and in a few other areas of the city. Locating too much high density housing in one area is not a good plan. It does not work well and this can be seen in many cities where such areas soon become undesirable and are aesthetically unpleasant. Guelph is loved because of its small city atmosphere, the historic nature of buildings, having a world class University, the proximity to surrounding agricultural land and abundant green spaces. Guelph needs to remain respectful to nature and the environment. Not become just another Concrete Jungle!
- 3) We as a community have lost faith that the City listens/cares about its citizens. No matter what we say, do protest, attend meetings, submit letters, it seems to make no difference. Money trumps everything. Prove us wrong. Listen to those that love and respect their neighbourhood, their neighbours and our local farm lands and the wildlife that live there.

Please listen and stop Extreme Developments.  
The Fortune Home  
Guelph

\*\*\*

I wish to comment on this application.

I, along with my family and neighbors, am against the proposed zoning change and the development plan of Armel for multiple 10 story high rise buildings and stacked town homes.

The Paisley Park Development would drastically change our neighborhood and would make it unrecognizable which is unfair to the current landowners who live here on a daily basis and who call this community home.

15 years ago, I moved from Toronto to enjoy this low density quiet west end neighborhood of Guelph.

Guelph is loved because of its small city atmosphere, the historic nature of buildings, having a world class University that specializes in Veterinary Medicine and Agriculture and abundant green space.

The city's official plan for my neighborhood is for urban low-density development. The developer Armel wants to change the official City Plan to high density. Armel has a plan for townhouses and buildings and has decided to cram as many as possible in this space without any consideration for the existing homeowners, the environment or the zoning.

Greed should not determine the future spaces of our city.

Guelph needs affordable housing and we are not opposing low density development. Eight hundred more units is not acceptable and will change the nature of our residential family neighborhood forever. Traffic is already a concern in our neighborhood with the addition of Costco and the buildings at Paisley and Elmira. Turning left from Paisley to Elmira on weekends has been challenging with the traffic already backed up from Costco to the Elmira/Paisley intersection.

The people of this community do not need nor want high density housing. The building on the corner of Paisley and Elmira has been renting for over a year now and still has many vacancies. Three more buildings have been built next door, more are planned for across the street and now another further 10 buildings for the next block on Whitelaw and Paisley. As these projects near completion and more units are occupied, the congestion will only increase in our family neighborhood.

Time has not been granted to even assess the impact of this development.

Guelph has also been identified as a community that could face water shortages in the future. Guelph's water supply predominantly comes from groundwater stored in aquifers. Those aquifers need to be recharged from above, so drought is particularly threatening. When you get to the point where Guelph has been built out and you had a drought similar to the one in the early sixties then there could be challenges for the city to meet its water needs. With higher overall demand in the future, multi-year drought would put considerable strain on the water supply.

Since we have lived in this neighborhood, we have noticed that it is also home to many different plant species and wildlife such as: falcons, owls, coyotes, possums, bats, dragon files, wild turkeys and deer who have already been negatively affected by the forests being cut down in our neighborhood.

Low density housing projects are what the families of Guelph want. They create jobs for many small locally owned businesses, are environmental friendly neighborhoods to live in with pleasing tree lined streets and open green spaces such as yards where families can grow produce and share space with vital wildlife.

Please listen and stop the extreme development.

Maja & Ian Cook

# 1657 and 1665 Gordon Street Zone Change Application OZS18-003

**Prepared on behalf of  
2601265 Ontario Inc.**

ASTRID J. CLOS

PLANNING CONSULTANTS

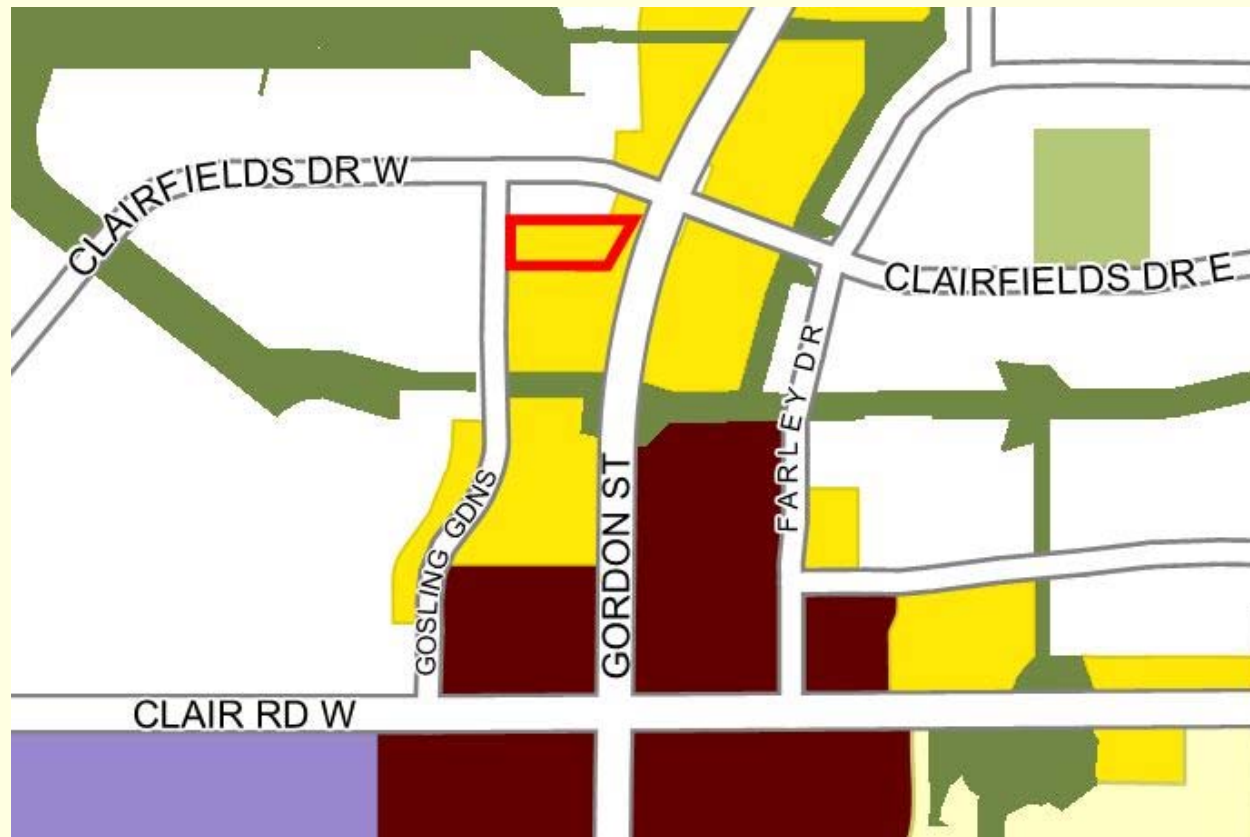
# Surrounding Land Uses





# Guelph Official Plan

## Medium Density Residential



### Legend

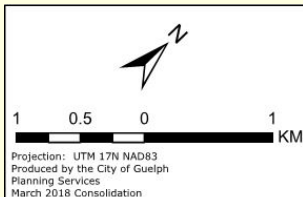
- City Street
- Future City Street
- County Road
- Future Highway Interchange
- Railway
- Watercourse
- Waterbody
- Corporate Boundary
- Potential School Site

### Land Use Designations

- Low Density Residential
- Low Density Greenfield Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use Corridors
- Community Mixed-Use Centre
- Service Commercial
- Neighbourhood Commercial Centre
- Mixed Office / Commercial
- Industrial
- Corporate Business Park
- Mixed Business
- Institutional / Research Park
- Major Institutional
- Special Study Area
- Major Utility
- Open Space and Park
- Significant Natural Areas & Natural Areas
- Natural Areas Overlay
- Reserve Lands

### Secondary Plans

- Secondary Planning Area
- Approved Secondary Plans



**CITY OF GUELPH  
OFFICIAL PLAN  
SCHEDULE 2:  
LAND USE PLAN**



# Guelph Official Plan

## Medium Density Residential

---

**Permitted Uses:** Multiple unit residential buildings, such as townhouses and apartments.

**Building Height:** Minimum height 2 storeys and the maximum height 6 storeys.

**Density:** Minimum density of 35 units per hectare and maximum density of 100 units per hectare.

# Guelph Official Plan

## Built-up Area and Intensification Corridor

---

The property is located within the **Built-up Area** where a minimum of 40% of the City's annual residential development is to occur. Within the **Built-up Area** intensification is encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent areas.

The property is also located within an identified **Intensification Corridor** which has the potential to provide a focus for higher density development consistent with planned transit service levels.



# Concept Plan 1 – 78 Stacked Townhouse Units



# Concept Plan 2 – 84 Stacked Townhouse Units



## Specialized Zoning Regulations being requested:

---

- Minimum Lot Area per unit of **134.5 m<sup>2</sup>** where the by-law requires a Minimum Lot Area per unit of **150 m<sup>2</sup>**.
- Minimum Rear Yard of **1.1 m** where the by-law requires a Minimum Rear Yard of **5.465 m**. (Units 35 to 54)
- Minimum Ground Level Private Amenity Area of **10.68 m<sup>2</sup>** where the by-law requires a Minimum Ground Level Private Amenity Area of **20 m<sup>2</sup>**. (Units 35 to 54)
- Ground Level Private Amenity Area with a width not equal to the width of the unit where the by-law requires that it be equal to the width of the unit. (Units 35 to 54)
- Maximum of **12 units** in a row abutting a street where the by-law permits a maximum of **8 units** in a row abutting a street.
- Maximum **74.32** units per hectare where the by-law permits a Maximum of **60** units per hectare.



## Stacked Townhouses Facing onto Gordon Street



## Back of Stacked Townhouse Units Facing onto Gordon Street

---



Orchard Design

# Front of Interior Stacked Townhouses

---



Orchard Design



# Back of the Interior Stacked Townhouses



Hi There,

Please see our questions and concerns below in regards to the proposed bylaw amendment and development plan for 1657/1665 Gordon Street.

Best Regards,  
Paul & Analene Belanger

### **1657/1665 Gordon Street Development Questions & Concerns**

#### **Building Form:**

- 1) The development's stacked townhomes are proposed to be 3 storeys in height. This building form / height is incompatible with the existing neighborhood, being that it is surrounded by 1-storey and 2-storey townhouses, and 2 storey singled detached dwellings. As designed, the development will be the tallest in the area and does not provide an appropriate transition of built form to adjacent lands.

#### **Density:**

- 1) The project is proposing 78 stacked townhomes. The density is quite high and exceeds the permitted density range.

#### **Site Grading:**

The current proposal calls for site grading to come up to the level of Gosling Gardens. We would like clarity on the following:

- 1) Does this mean the proposed 3 storey stacked townhouse will effectively be 2 stories taller than the 2 storey homes on Clairfields Drive West? This would add to the concern that the massing and overall scale is inconsistent with the character of the neighbourhood.
- 2) Has a sun/shadow impact assessment been completed to demonstrate that there will be no negative shadow impact to adjacent properties on Clairfields Drive West? What are the results? How will developer mitigate?
- 3) Please detail exactly what impact the current site grading plan will have on adjacent properties.

#### **Privacy:**

- 1) What barriers and or buffers will exist between the development and adjacent houses?
- 2) Is the developer able to plant a wall of tall trees between development and adjacent housing on Clairfields Drive West to provide some form of privacy within the 3 m wide landscape area along this boundary, in particular in areas where existing trees will be removed to maintain a mature landscape screen to the adjacent lands?
- 3) How will neighbors be compensated for removal of boundary trees?



- 4) Developer indicates a fence on the site grading plan. How tall will it be? What will it be made out of? How will construction of such fence be coordinated with adjacent properties?
- 5) What impact will stacked townhouse artificial lighting have on adjacent housing? What policy is in place to mitigate any impact on adjacent properties?
- 6) All residences on Clairfields Drive West feature a second storey deck – is the developer able to make privacy screens standard on all adjacent townhouses to allow current residents some level of privacy while utilizing their decks?
- 7) How is the developer taking this item from the Gordon Street Intensification plan into consideration for this project? ***\*Promote sunlight, views and privacy through appropriate building design, including heights, floor plates, overall massing, separation distances, and appropriate street setbacks. \*Concept Plan - Gordon Street Intensification Corridor - Guiding Principals - 4.2.4***

#### **Parking and Traffic:**

- 1) Has a recent traffic study been completed for the corners of Gosling Gardens & Clairfields Drive West, Clairfields Drive West & Gordon Street, Gosling Gardens & Clair Road? What are the results?
- 2) Given that traffic at the corners mentioned above will no doubt increase as a result of this development, will the city be considering adding traffic lights to the intersection of Gosling Gardens & Clairfields Drive West?
- 3) On-street parking is a major issue on Gosling Gardens. During the University months, both sides of the street are lined with cars – this causes a major hazard not only with normal automobile traffic, but also with buses running up and down the street – it already doesn't feel safe. Is the city able to reduce on-street parking to one side of Gosling Gardens?
- 4) Although the proposed development is specifying more than the required number of parking spaces per city bylaw, there is concern that this will not be enough (see other developments around Guelph's south end where parking is already over capacity and spilling out onto the street).
- 5) Why can't the entrance to the development/parking area be on Gordon St vs Gosling Gardens?

#### **Construction Impacts:**

- 1) How will construction impacts be mitigated on surrounding residents?
  - Construction noise (What hours and days will construction be allowed?)
  - Dust (How will developer ensure there is no dust impact to neighbors during construction?)

- Odor (How will developer stage construction vehicles and equipment and what strategies will be used to avoid diesel odor impacts?).
- Traffic (How will construction traffic be routed to ensure a safe vehicular and pedestrian environment?).

\*\*\*

I wish to comment on the application. I am against the proposed zone change and the development plan of Armel for multiple 10 storey high rise apartments and stacked town homes.


- 1) The City's official plan is for urban low density development. The developer, Armel, wants to change the official City Plan to high density. Greed should not determine the future spaces of our city! I recognize Guelph needs affordable housing so I am not opposed to some low density development. Eight Hundred Units (2000-2500 people!!!) is Not acceptable in that it will change the nature of our residential family neighbourhood. More Speeding Traffic which is already an under-addressed Huge Problem on Whitelaw. Reduced property value; loss of wildlife (deer, coyotes) parking compromises etc. Paisley Road has already seen huge growth with the four apartments at Elmira. As they near completion and more units are occupied, the congestion (which is bad at peak times) will only increase. Time has not been granted to even assess the impact of this development.
- 2) We have seen the negative effect of the apartment corridor along Paisley and in a few other areas of the city. Locating too much high density housing in ne area is not a good plan. It does not work well and this can be seen in many cities where such areas soon become undesirable and are aesthetically unpleasant. Guelph is love because of its small city atmosphere, the historic nature of buildings, having a world class University, the proximity to surrounding agricultural land and abundant green spaces. Guelph needs to remain respectful to nature and the environment. Not become just another Concrete Jungle!
- 3) We as a community have lost faith that the City listens/cares about it's citizens. No matter what we say, do protest, attend meetings, submit letters, it seems to make no difference. Money trumps everything. Prove us wrong. Listen to those that love and respect their neighbourhood, their neighbours and our local farm lands and the wildlife that live there.

Please listen and stop Extreme Developments.  
The Fortune Home  
Guelph

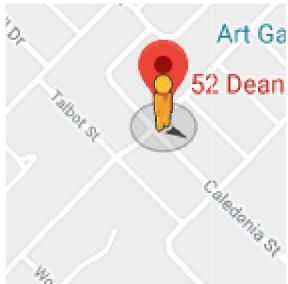


Image capture: Jun 2014 © 2018 Google

Guelph, Ontario

 Google, Inc.

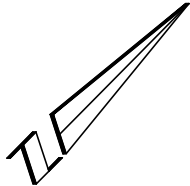
Street View - Jun 2014



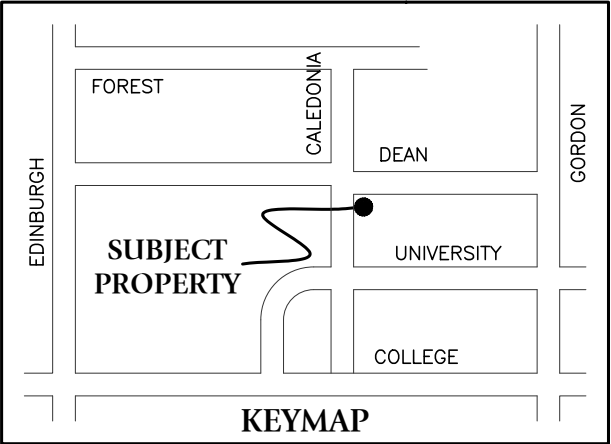
DEAN AVENUE  
(20.12m WIDE)

ZONE CHANGE REQUEST:

- TO REZONE THE SUBJECT PROPERTY FROM RESIDENTIAL R.1B TO RESIDENTIAL R.2 TO PERMIT THE EXISTING SEMI-DETACHED DWELLING WITH SPECIAL PROVISIONS



ZONE CHANGE & SEVERANCE SKETCH  
PART OF LOTS 72 & 73  
REGISTERED PLAN 363  
CITY OF GUELPH  
COUNTY OF WELLINGTON



SCALE 1 : 200



VAN HARTEN SURVEYING INC.

NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED RESIDENTIAL (R.1B).
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF LOW DENSITY RESIDENTIAL.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED  
ON THE 3rd DAY OF MAY 2018

*Jeff Buisman*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

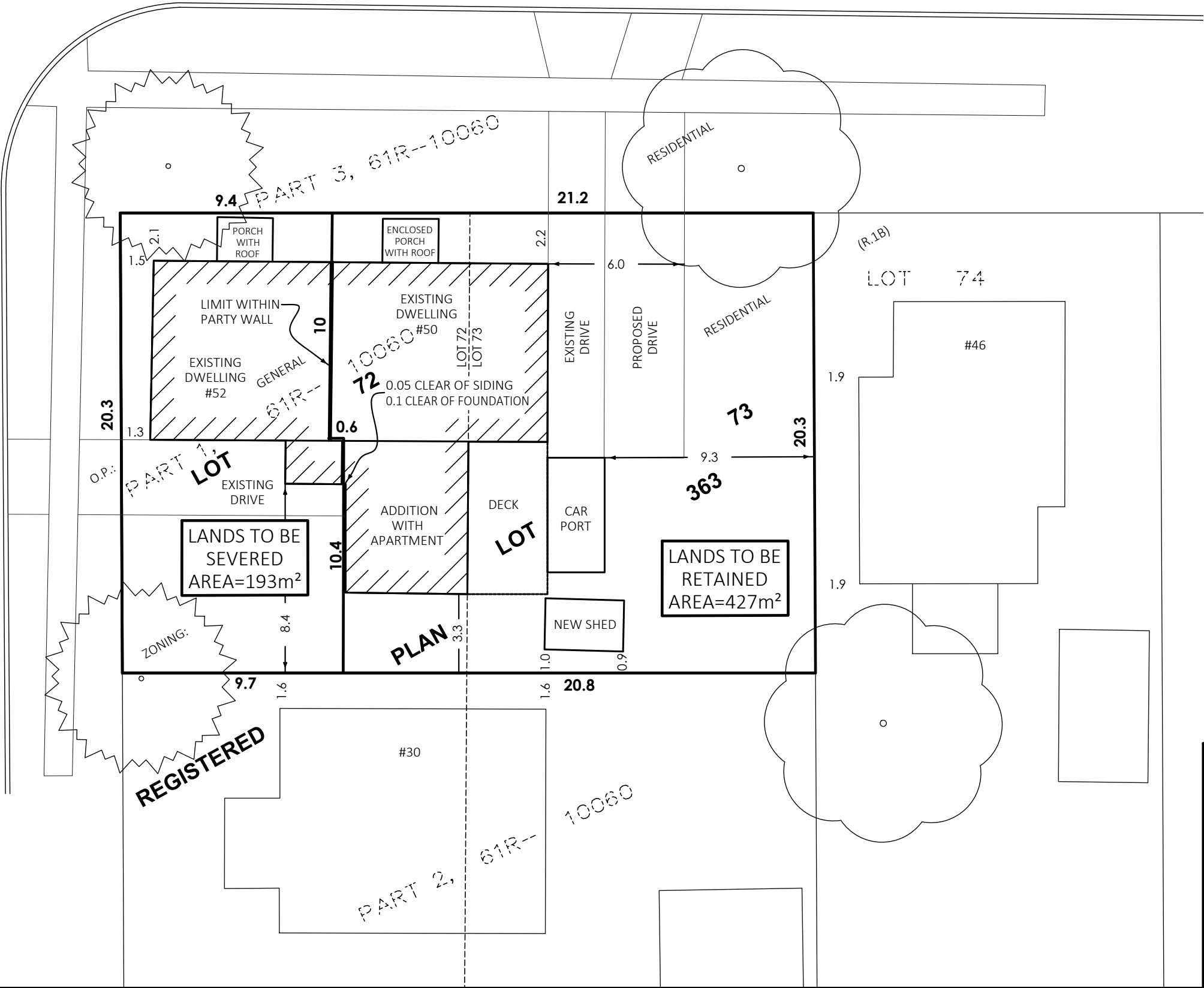
Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
----------------------------	----------------------------	---------------------------------

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 25695-18

May 04, 2018-9:38am  
G:\GUELPH\363\ACAD\SEV LOT72,73 (DONLAN) UTM.dwg

CALEDONIA STREET  
(20.12m WIDE)



PIN 71240 - 0055 (LT)  
20.12m WIDE

20.12m WIDE

N45°17'00"E

72

73

**LANDS TO BE  
RETAINED  
427m<sup>2</sup>**

PLAN  
(R.1B)

**LANDS TO  
BE SEVERED  
190m<sup>2</sup> (A)**

RESIDENTIAL  
UTILITY

UTILITY POL

UTILITY POL

## **50-52 Dean Zone Change**

- RECOGNIZE EXISTING SEMI-DETACHED UNIT
- ALLOW FOR THE EXISTING APARTMENT TO BE USED
- ADDRESS A NUMBER EXISTING ZONING DEFICIENCIES DUE TO ITS OLD CHARACTER
- ALLOW FOR A WIDER DRIVEWAY AT 50 DEAN FOR THE EXISTING APARTMENT
- NO NEW DEVELOPMENT; FITS IN THE NEIGHBOURHOOD
- FORMALLY ADDRESSES THE EXISTING SITUATION

## **SPECIAL REQUEST**

- REFUND PART OF THE ZONE CHANGE APPLICATION FEE OF \$14,333
- THIS HAS BEEN DEFINED AS A MAJOR ZONE CHANGE BECAUSE IT CHANGES FROM R1 TO R2.
- COMPARED TO OTHER APPLICATIONS, THIS ONE IS TINY IN TERMS OF PROCESS, TIME, NEIGHBOURHOOD CONSIDERATION AND EVEN TIME AT THIS MEETING TONIGHT.
- AT MINIMUM, REDUCE THE FEE TO THE MINIMUM ZONE CHANGE FEE OF \$11,800
- WE ARE REQUESTING A REDUCTION TO HALF OF THE MAJOR FEE OF \$7,150



- STAFF INFORMED ME THAT THEY DO NOT HAVE THE DISCRETION OR AUTHORITY TO REDUCE THE FEE, SO WE ARE ASKING HERE AT COUNCIL.

## 127 Cityview Drive North (File: OZS18-006)

Zoning By-law Amendment proposal to rezone the subject lands from the current UR (Urban Reserve) Zone to a specialized R.1C-? (Single Detached Residential) Zone to permit the development of two single detached dwellings.

We, the owners of [REDACTED] and [REDACTED] respectively, object to the rezoning proposal of 127 Cityview Dr N.

This side of the street is zoned Urban Reserve. The spot zoning proposal to erect 2 residential homes on this lot will do the following:

- Reduce the value of our homes. Every home on this side has a substantial space in between. If 2 homes are built, the space will not be adequate and in keeping with the other homes. This will NOT protect our property values.
- This will also eliminate the character of this side of the street. Each home is unique to the era that it was built. Two 2 storey homes are not in keeping with the style of homes. The majority of the homes are bungalows and **aesthetically** the look will not be appealing. You cannot build large 2 storey homes around bungalows.
- The height of the homes will block **ALL** natural light coming into our yards, decks etc. We already have been boxed in by the new homes across the street.
- Overlooking and loss of privacy and a reduction in quality of life.

We are requesting that you retain the zoning as it is now and allow one single family dwelling only.

Thank you.

Robert and Alba Mannella

Donald and Emily Evans

Dr Elaine Harrison [REDACTED]

Dear Guelph City Council,

December 4/18.

Re: File ZC1801, 278 College Ave West proposed development

Dec 10/18 Meeting

I have the following comments about the amended application:

1. The new building IS STILL 4 STOREYS TALL towards the centre.

Look carefully at their submitted plans. The Site Section shows a central well in the building (presumably to allow light in), with raised portions giving net height of 4 storeys.

The perimeter of the proposed building has been reduced in size to 3 storeys, but not the central area.

The very low perspective of the "Artist's View" sketch of the building front disguises the fact that the brown boxes shown just above the 'roof' are actually a fourth storey above the third.

2. The building FOOTPRINT is still TOO LARGE to meet current requirements of the City for quality green space and inter-property spacing. (Hence the request for several Amendments).

Due to its height and proximity there will still be Solar Shading in winter of the lower levels of the townhouses (units 1-5) located just northeast of the site on 302 College Ave West. Some of these 302 College Ave townhouses are only 2 storeys high and they already are shaded on 2 sides by adjoining units so it will be very gloomy inside if the proposed building goes up.

The sketch doesn't show how close the building would be to the 302 College buildings.

- 3a) It appears All TREES currently on the property will still be DESTROYED and not replaced because there is no place to put them (despite imagined greenery showing in the artist sketch).

- 3b) MATURE TREES on the 302 College Ave West lands will be DAMAGED/INJURED due to the narrow property margins requested.

My impression is that the developers of this (currently) single-bungalow piece of land are still not interested in complying with City of Guelph bylaws and requirements. Rental greed is greater than environmental concerns.

Is the need for very dense housing is so high that we need to amend the City's Height and the Border Width bylaws to accommodate such a large building? **No.** I'll be interested to know if you agree.

Thank you in advance for your consideration.

Yours truly,

Dr. Elaine Harrison  
[REDACTED]

December 6, 2018

Michael Witmer

Senior Development Planner

City Council Decision Meeting Notice April 10, 2018

City of Guelph

1 Carden St.

Guelph, ON N1H3A1

**RE: PROPOSED ZONING BYLAW AMENDMENT APPLICATION, 278 COLLEGE AVE W. FILE:  
ZC1801**

As an owner of property at [REDACTED] I would like to formally register my objections to the proposal to amend the City of Guelph Bylaws to accommodate the building of a multi-dwelling residence at 278 College Ave W.

1. The Proposal to increase the building coverage from 40% to 52% of the lot which is 2% higher than the change requested in April 9, 2018 of 50% which would negatively impact on the amount of "green space" that currently creates a environmentally friendly neighbourhood. The proposal to add 6 residential units is too many units for the limited property space.
2. The new proposal to decrease the space between the building and the lot line from the new 4.65m (April 9 was 6.1) to 3.0m would put the building too close to the neighbouring properties, possibly negatively impacting the neighbouring property values. Why can 278 College not work with the new by-law of 4.65m? If they put the sidewalks using the 3.0m there will be no green space and be too close to property line of 302 College Ave.
3. The addition of a multi-unit residence at that location will increase the traffic congestion in an already heavily travelled stretch of roadway.

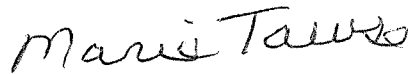
The mature neighbourhood located along the south side of College Ave W would be negatively impacted by the building of a residential complex that is too large for the building lot.



I can not attend the December 10, 2018 as I have a previous commitment but I would like to be kept informed of the outcome of this meeting and be put on the mailing list for any future outcome concerning 278 College changes.

I hope you will take my reservations into consideration during the approval process.

Sincerely,

A handwritten signature in cursive script that reads "Marie Tawse".

Marie Tawse



# Origins of the opioid crisis and the critical role of Consumption and Treatment Sites

Presentation to Guelph City Council

Dr. Ian Digby

Chief of Emergency, Guelph General Hospital

Emergency Department Lead, Waterloo Wellington LHIN

Dec 10, 2018

# Origins of the opioid crisis

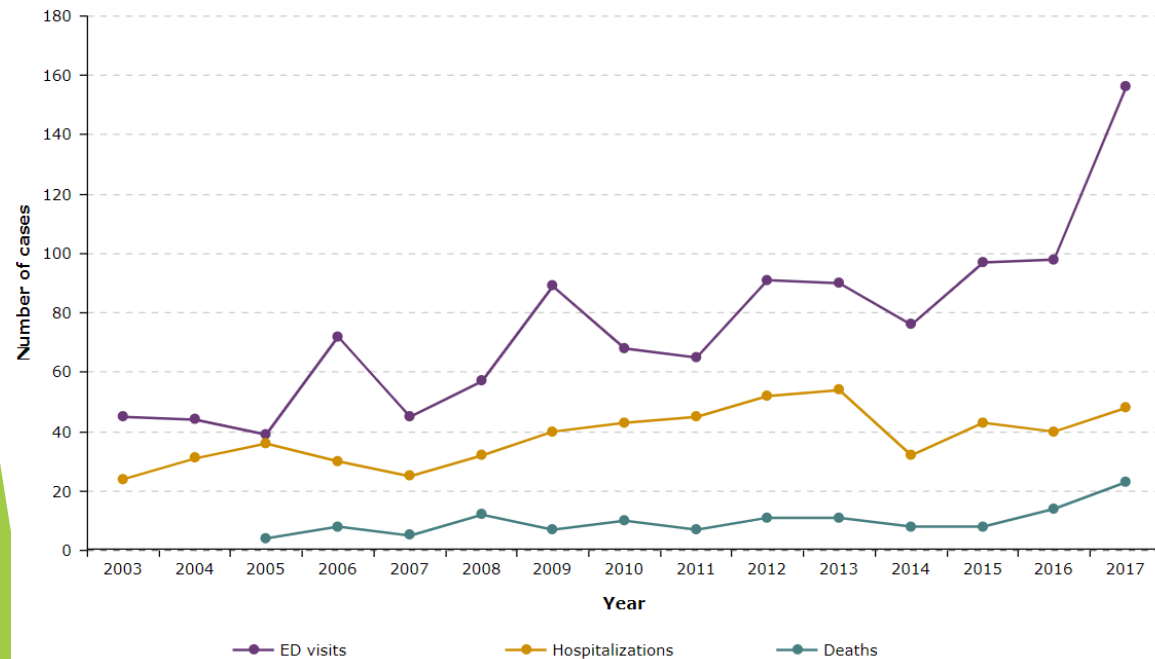
- ▶ Opium has existed for thousands of years
- ▶ 1800s: Heroin and cocaine marketed for cough and cold remedies
- ▶ 1950-70's: Pain treatment gains recognition
- ▶ 1980: World Health Organization popularized “pain treatment ladder”
- ▶ 1990's: Widespread marketing to physicians to prescribe potent opioids, using erroneous research and offering financial incentives
- ▶ 2000s: Many jurisdictions experience rising mortality from opioid ODs
- ▶ 2012: Perdue introduces OxyNEO® as a “tamper-resistant” version of OxyContin® - true patient concern or marketing ploy?
- ▶ Current: worldwide recognition of significant impact of opioid-related illness and mortality, and efforts to reduce prescribing
- ▶ Simultaneous: industrial-level manufacturing of high-potency opioids intended for illicit trade/use



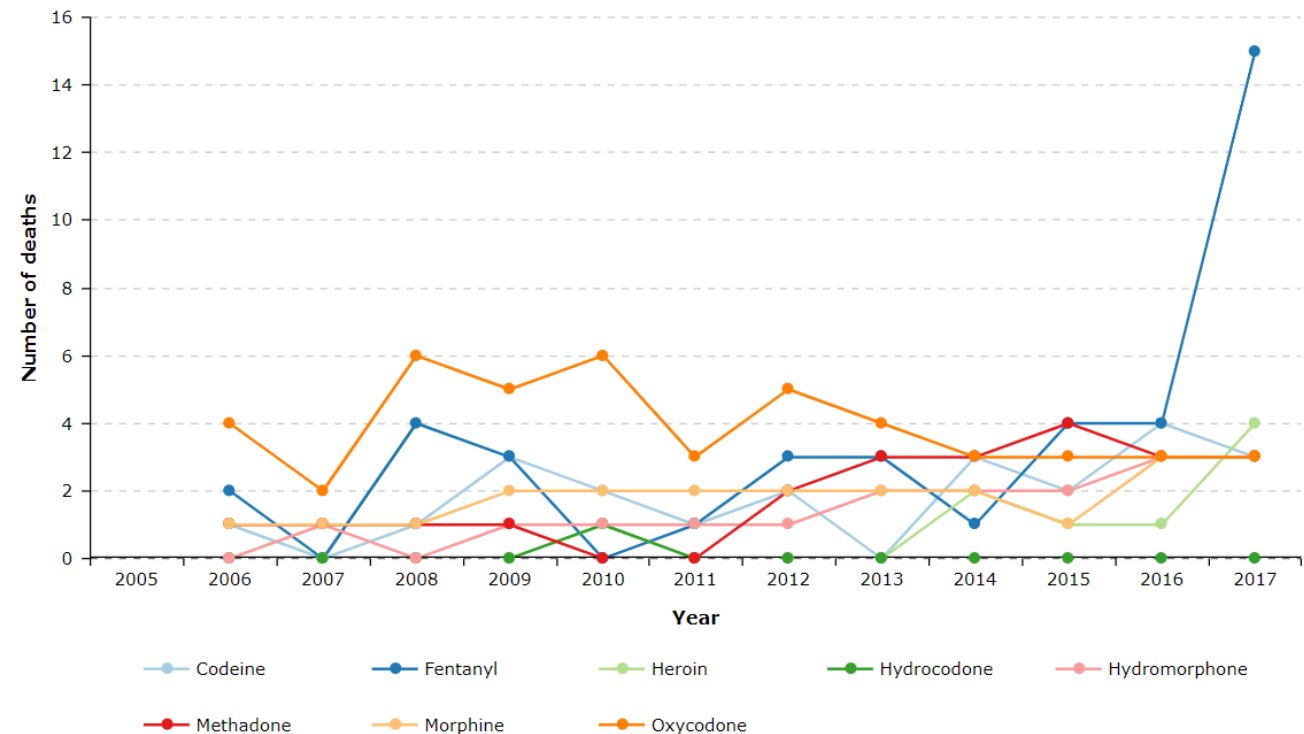
# Opioid Impacts in Guelph/Wellington

- ▶ Locally we have experienced a rapid rise of opioid-related Emergency visits, hospitalizations and deaths in the last 15 years

Cases of opioid-related morbidity and mortality,  
Wellington-Dufferin-Guelph Public Health, 2003 – 2017



Type of opioid present at death,  
Wellington-Dufferin-Guelph Public Health, 2005 – 2017



Source: Public Health Ontario, “Opioid-related morbidity and mortality in Ontario”  
<https://www.publichealthontario.ca/en/dataandanalytics/pages/opioid.aspx#/drug>



# Clinician Practice Change is Effective

- Provincial/National medical organizations are updating best practice and changing the culture of opioid prescribing and pain management

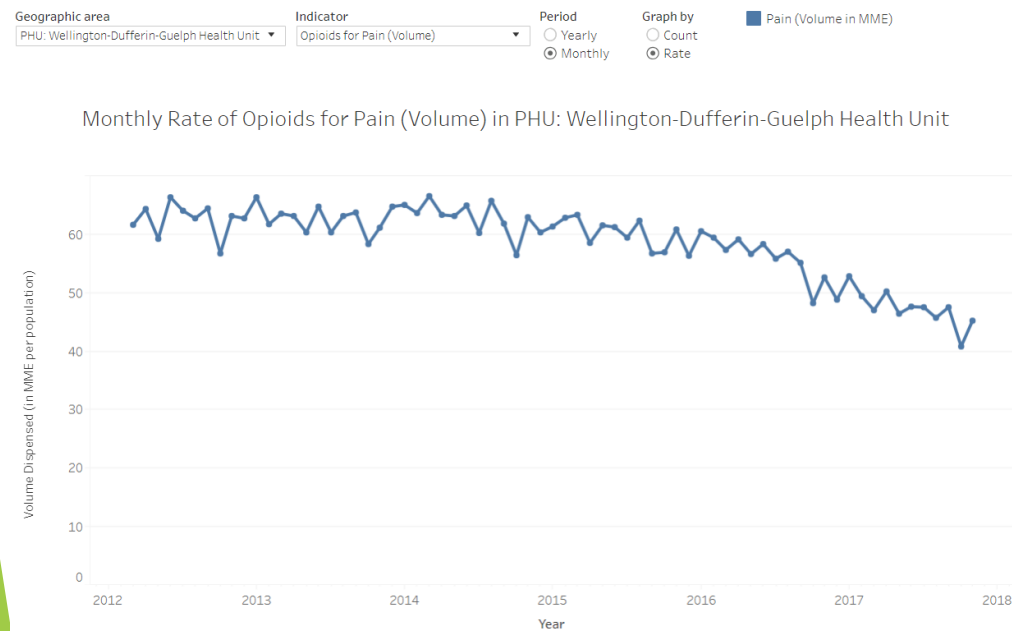


Figure 3: Per capita opioid prescribing in Guelph-Wellington is dropping gradually in the period 2013-2018

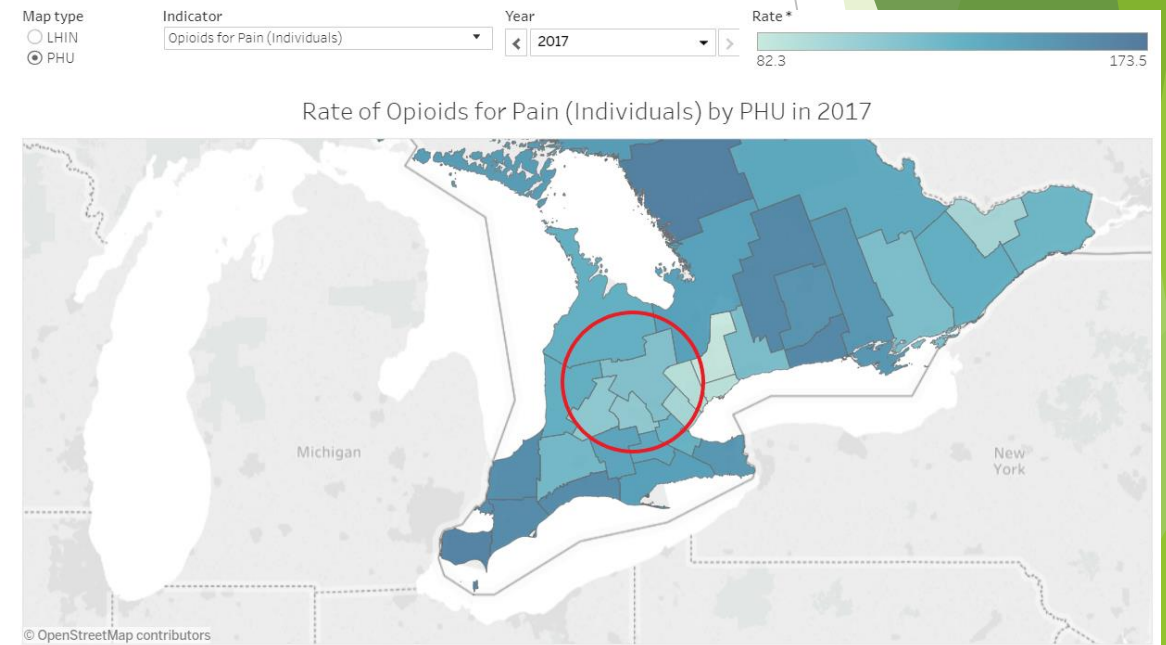


Figure 4: Guelph Wellington opioid prescribing was in middle range for Ontario Public Health Units in 2017

# Client-Level Opportunities

- ▶ For individuals with pain we can promote:
  - ▶ Alternative pain management, physiotherapy, chiropractic
  - ▶ Non-opioid medications
  - ▶ Counseling to support emotional impacts of pain
- ▶ Some individuals have significant opioid dependency:
  - ▶ They suffer severe emotional/social impacts from opioids
  - ▶ Have severe withdrawal symptoms in absence of opioids
  - ▶ Cannot simply “stop using opioids” due to powerful neurological and psychological impacts
  - ▶ Increased risk of using high-potency opioids and addictive non-opioid drugs like methamphetamine

# Critical Role for Risk Reduction and Consumption and Treatment Sites

- ▶ For individuals who wish to reduce/stop opioid use, we can provide:
  - ▶ Opioid agonist therapy (safer controlled-dose alternatives)
  - ▶ Mental Health and Addictions counselling
  - ▶ Supports such as Rapid Access Addictions Clinic, Stonehenge, others
- ▶ For individuals who continue to use opioids, we must provide:
  - ▶ Risk-reduction opportunities (needle exchange, HIV/Hep C testing)
  - ▶ Access to naloxone for emergency overdose reversal
  - ▶ Safe places to inject, e.g. Consumption and Treatment Sites
  - ▶ Mental Health and Addictions counselling

# Local Consumption and Treatment Site is saving lives

- ▶ From May to Nov 2018, the Guelph Overdose Prevention Site:
  - ▶ Served 250 unique individuals, in more than 2,200 visits
  - ▶ Reversed 21 overdoses
  - ▶ Similar to Vancouver and Toronto experience
    - ▶ Vancouver: <http://www.vch.ca/public-health/harm-reduction/supervised-consumption-sites/in-site-user-statistics>
    - ▶ Toronto: <https://www.toronto.ca/legdocs/mmis/2018/hl/bgrd/backgroundfile-116008.pdf>
- ▶ We must maintain a Guelph Consumption and Treatment Site to:
  - ▶ support individuals to reduce risks of opioid use
  - ▶ offer counseling and alternative treatments
  - ▶ reduce the innumerable individual and societal impacts of these drugs





## **Presentation to Guelph City Council**

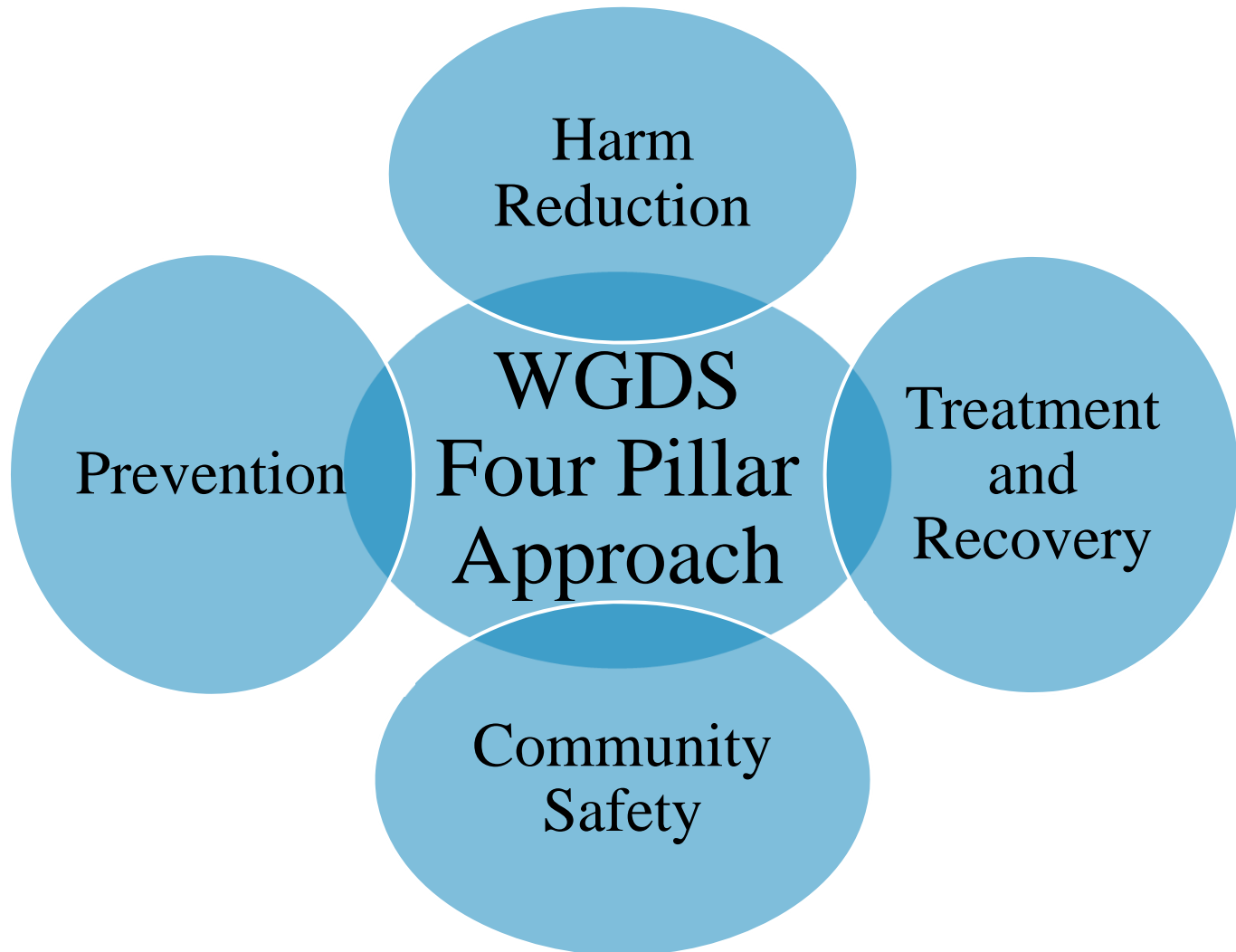
### **Re: Local Need for a Consumption and Treatment Site (CTS)**

December 10, 2018

## WGDS Four Pillar Approach

**Harm Reduction is an important approach to addressing the complex issue of addiction.**

**Addiction is a health issue which responds to being managed and treated.**



# The Local Opioid Picture



- Local rates for ED visits for opioid poisoning exceed provincial averages and are increasing\*:

Guelph 2013 – 44.5/100,000

Ontario 2013 – 22.5/100,000

Guelph 2017 – 74.5/100,000

Ontario 2017 – 54.6/100,000

\* WDGPH data

# The Local Opioid Picture

- Seizures of fentanyl have increased locally and throughout Ontario
  - GPS has seized 5x more fentanyl this year (up to October) than in the same time last year
  - Up until recently, local seizures had heroin mixed with fentanyl, recently seizures have had no heroin, only fentanyl
  - Ontario fatalities due to fentanyl (Health Canada):  
2015 = 218  
2017 = 743 (increase of 248% in 2 years)



Services located  
at 176 Wyndham  
St.:

Sanguen Health  
Centre

RAAC

GCHC primary  
healthcare clinic

Stay Sharp NEP

Legal Aid Clinic

In and Outreach  
services

- Guelph application for a CTS has a unique ability to offer wrap around care to clients using the service
- GCHC's building is a service hub for addiction services



108 active  
substance  
users were  
interviewed  
to learn  
about their  
use patterns  
and service  
needs in  
March/April  
2018

### Survey findings:

- ❑ Most requested medical service = access to a nurse
- ❑ Respondents identified the need for a broad range of supports – housing, food, income, showers, withdrawal management, etc.
- ❑ Respondents noted that services need to be safe and engaging or they will not get used

## WGDS strongly supports CTS application

- In July 2018, WGDS Committee members (over 30 organizations) endorsed the GCHC/ARCH/GFHT to pursue its application to extend its OPS, and to seek permanent funding for this service
- The WGDS sees the CTS as an important harm reduction service embedded in a comprehensive 4-pillar strategy to combat the harms associated with the use of substances in Guelph and Wellington County



## FAQ: Consumption and Treatment Services in Guelph

### Background:

*Managing the opioid crisis is a complicated business with many terms and acronyms. This document has been prepared as background information for Guelph City Council to address our most frequently asked questions. Our delegation will be pleased to answer questions and provide further references when we speak with Council on December 10, 2018. Thank you for taking the time to understand the issue.*

*--Raechelle Devereaux, Executive Director, Guelph CHC*

### **1. What is a Consumption and Treatment Services (CST)? How is it different than an Overdose Prevention Site (OPS), Supervised Consumption Site (SCS) or a Supervised Injection Site (SIS)? Here's a quick reference guide:**

The main differences between **OPS, SCS, and SIS** are duration, or permanency of the sites, the different services they are each able to offer, the ways drugs can be used in the sites, and which level of government (federal or provincial) approves the site to operate. In order to have any of these sites within a community, an organization must first apply for an exemption under the Controlled Drugs and Substances Act (CDSA). This allows facilities to operate without having to experience any negative repercussions within the judicial system. Said in more plain language, it allows individuals to use pre-obtained drugs within a healthcare or social service setting in a supervised way, legally.

- **Overdose Prevention Site (OPS)** — An OPS, (including Guelph's) is a temporary site supported by health policies that enable a quick response to a crisis. Typically these sites do not have wrap-around care services, because the primary focus is to prevent overdoses, however, some sites may offer the additional wrap-around services (such as Guelph's).
- **Supervised Consumption Sites (SCS)** – SCS are longer-term, ongoing sites that are approved at the federal level. Facilities that apply to become an SCS complete a lengthy approval process, including extensive community consultations. Once the applications are received and reviewed by Health Canada, sites typically get a one-year exemption under the CDSA, and are expected to re-apply for an additional year or more. Typically these sites do not limit the type of drug consumption, for example, some sites will allow smoking, injection, oral or nasal. These sites also offer support services on site, such as counselling, treatment options or supports to find permanent housing.
- **Supervised Injection Sites (SIS)** – SIS are similar to SCS with respect to their permanency, but drugs are primarily consumed through injections. They also offer wrap-around care services like

SCS.

- **Consumption and Treatment Services (CTS)** – CTS is the new terminology developed by the provincial Progressive Conservative government in 2018. The term encompasses OPS, SCS and SIS. The “new” delivery model includes: life-saving treatments such as reversing overdoses, with an enhanced focus on connecting those who use drugs to services including primary care, treatment and rehabilitation, and other health and social services. With this new model, community consultations are also required. Additionally, more rigorous data collection and compliance measures are also in place, including more comprehensive enforcement and audit protocols.

## **2. After having an OPS, why is Guelph now applying for a CTS and SCS?**

Guelph’s Overdose Prevention Site (OPS) was a temporary response to a health crisis that is still continuing in our community. Ontario’s provincial government has rebranded these services “Consumption and Treatment Services,” and have required existing services to reapply. Partner organizations responsible for Guelph’s OPS are in the process of applying for a CTS site. The Guelph CHC has also applied to be approved as an SCS, which will allow for the CDSA exemption for our services to continue. We are currently in the midst of our community consultation and engagement process to support both of these applications.

## **3. How bad is the opioid crisis?**

The opioid crisis is a preventable public health crisis that has negatively impacted many Canadians, their families and communities, causing the loss of loved ones too young and too soon. A report published by the Government of Canada identified that approximately 4,000 opioid-related deaths occurred across the country in 2017. This was a 34% rise in deaths since 2016. The coroner/medical examiners’ reports identified that in 2016, 88% of apparent opioid-related deaths were accidental or unintentional, and in 2017, this percentage further increased to 92%. On a provincial level, Public Health Ontario has reported a 246% increase in unintentional deaths, with more than 1, 250 Ontarians dying from an opioid overdose.

In Guelph, emergency department visits for opioid poisoning more than doubled from 2016 to 2017, with visit rates 35% higher than provincial averages. Our death rates in Wellington Dufferin Guelph are surging. As one part of our community response, Guelph’s OPS was opened in May 2018. Since that time, the site has:

- Served 250 unique individuals, in more than 2,200 visits
- Served an average of 15 visitors per day
- Reversed 21 overdoses
- Worked largely with opioid users – opioids comprise 74% of substances used.

## **4. What is harm reduction and how is CTS an example of harm reduction?**

*“Policies and programs which attempt primarily to reduce the adverse health, social and economic consequences of mood altering substances to individual drug users, their families and communities, without requiring decrease in drug use.”*

*---The International Harm Reduction Association (2002)*

While harm reduction services aren’t limited to drug use, they do apply to drug use. Many people use psychoactive drugs, however even with many efforts to prevent use of drugs, some individuals are



either unable to stop, or unwilling to. Harm reduction programs such as CTS in our communities provide individuals with the opportunity to reduce, or prevent harms from their substance, including overdose and death, while simultaneously extending support and care to meet their needs, where they are at.

Harm reduction programs like CTS offer easy access, life-saving, stigma free spaces, in order to help reduce opioid-related overdoses, offer supervised injection services, harm reduction supplies and naloxone distribution. They also connect service users to many other health and social supports they may need, including treatment options, if the individuals wish. For these reasons CTS programs are an important part of a long-term, comprehensive approach in trying to support individuals who struggle with substance use.

### **5. How do harm reduction services benefit people in our community who don't use drugs?**

There has been extensive research around the world and in Canada, including but not limited to Australia, Belgium, multiple cities across North America and even Vancouver, to understand if harm reduction interventions benefit communities. These scientific studies have clearly identified that harm reduction programs *do* benefit communities.

The benefits include immediate reductions in public drug use and discarded needles/syringes or other drug related litter within the communities. Research has also identified that these sites reduce drug-related crimes and associated health risks, and reduce law enforcement and criminal justice costs.

Most importantly, harm reduction interventions are relatively inexpensive and cost effective both in the short and long-term. They increase social and financial efficiency by reducing infectious diseases, such as HIV transmissions and they reduce the burden on local emergency rooms and hospitals. While the calculations are not an 'exact science,' an average visit to Guelph's OPS costs \$40. A trip to Guelph General Hospital's emergency room for an overdose costs approximately \$400.

### **6. Are you supplying the drugs for people to use? What kinds of substances do people use at the OPS?**

As previously indicated, before an organization can offer a harm reduction service in a community -- they must first apply for an exemption under the Controlled Drugs and Substances Act (CDSA). When Guelph's OPS received approval in May 2018, CDSA exemption was obtained. Under this exemption the facility **does not provide drugs**, but rather provides sterile supplies for users to consume their own drugs and supervises them during and afterwards to monitor them for signs of overdose and other drug related harms. **74% of the substances used at Guelph's OPS have been opioids, such as heroin, fentanyl and morphine. The remaining 25% are stimulants, such as crystal methamphetamine or cocaine.**

### **7. Doesn't providing a space for people to use drugs enable drug users? Won't drug use increase?**

Harm reduction does not enable drug use, it reduces the harms of drug use. Harm reduction services such as overdose prevention programs are often the first or only link that drug users have to the health and social service system. As such, they can act as a gateway to other health care options, such as primary care, addiction treatment options, and supports to meet their immediate health and social needs. By offering these services, we reduce the contraction and transmission of infectious diseases,

prevent unnecessary loss of life due to a drug overdose, and improve the overall health and well-being of our community.

**8. Will a CTS in our community compromise public safety?**

No. Evidence has conclusively demonstrated that harm reduction programs and services such as overdose prevention programs have a positive impact on public health and safety. Needle exchange programs often recover more needles than they distribute, which means fewer used needles discarded publicly in the community. Supervised injection facilities reduce the number of public injections by providing a safe, indoor alternative to open drug use. Organizational policies, procedures and their trained staff, as well as protocols between police and harm reduction service providers ensure drug trafficking laws are enforced – open drug dealing is discouraged, while drug users are encouraged to access needed services. And in addition to these evidence-based community benefits, the CTS will save the lives of valued members of our community.

**9: Is Guelph a good candidate for a CTS/SCS approval site?**

Health Minister Christine Elliot has said that the provincial government will only approve 21 CTS sites in Ontario. The Guelph CHC and its partners have already begun the application for a CTS, and partners are optimistic that because of the well-documented overdose crisis facing our community, the government will agree that CTS services are required in our community at this time. The application process includes consultations and surveys to demonstrate existing capacity and history of connecting visitors to various resources including partnerships with agencies regarding treatment and rehabilitation, health and social services. The Guelph CHC will also be expected to demonstrate to the government that they have the support of community partners and the community as a whole through their community consultation.

**10. How has the Guelph CHC consulted with the community? Who have they talked to? If a CTS is approved by the province, how will the Guelph CHC respond to the issues or concerns raised from residents going forward?**

Based on the requirements of both the SCS and CTS application processes, the Guelph CHC has already begun engagement strategies with the community to address any concerns or comments brought up by residents and community members. In addition to offering weekly tours of the facility to interested members of the public, community members may participate in surveys and stakeholder consultations.

**11. Why is the service downtown? Will it stay there?**

Guelph's community data tells us most emergency department visits for opioid poisoning in the last year have originated from downtown neighbourhoods. Research also shows that overdose prevention services need to be within 1.5 miles of service users to be accessible.

One of the ways we will meet challenges regarding Guelph's downtown area is to meet people where they are at, and offer care and support to address their needs. Guelph's OPS – like other programs from Guelph CHC and partner organizations located downtown – are there because that's where the need is greatest. Guelph's OPS –and the CTS, once approved – will continue to build safety and supports around the individuals who need them. In doing so, community safety will be enhanced.

---

## Further reading

- Government of Canada. (2018, 09 18). *National report: Apparent opioid-related deaths in Canada*. Retrieved 11 13, 2018, from: <https://www.canada.ca/en/public-health/services/publications/healthy-living/national-report-apparent-opioid-related-deaths-released-june-2018.html>
- Government of Canada. (2018, 08 23). *About Opioid*. Retrieved from: <https://www.canada.ca/en/health-canada/services/substance-use/problematic-prescription-drug-use/opioids/about.html>
- Government of Canada. (2017, 11). *Actions on Opioids*. Retrieved 11 13, 2018, from : <https://www.canada.ca/content/dam/hc-sc/documents/services/publications/healthy-living/actions-opioids-2016-2017/Opioids-Response-Report-EN-FINAL.pdf>
- Public Health Ontario. (2018, 11 12). *Opioid-related morbidity and mortality in Ontario*. Retrieved 11 15, 2018, from: <https://www.publichealthontario.ca/en/dataandanalytics/pages/opioid.aspx>
- Arkell, Camille. (2018, 09). *Harm reduction in action: Supervised consumption services and overdose prevention sites*. Retrieved 11 12, 2018, from: <https://www.catie.ca/en/printpdf/pif/fall-2018/harm-reduction-action-supervised-consumption-services-and-overdose-prevention-sites>
- Ontario Ministry Health and Long-Term Care. (2018, 10 22). *Applications Now Open for Overdose Prevention Sites: Temporary Locations to Offer Life-Saving Harm Reduction Services*. Retrieved 11, 12 2018, from: [http://www.health.gov.on.ca/en/news/bulletin/2018/hb\\_20180111.aspx](http://www.health.gov.on.ca/en/news/bulletin/2018/hb_20180111.aspx)
- CBC News. (2008, 08 30). *Change your stance on overdose prevention sites, health groups urge Ford*. Retrieved 11, 12 2018, from: <https://www.cbc.ca/news/canada/toronto/change-your-stance-on-overdose-prevention-sites-health-groups-urge-ford-1.4804099>
- Government of Canada. (2018, 10 22). *News Release: Ontario Government Connecting People with Addictions to Treatment and Rehabilitation*. Retrieved 11 15, 2018, from: <https://news.ontario.ca/mohlrc/en/2018/10/ontario-government-connecting-people-with-addictions-to-treatment-and-rehabilitation.html>
- The Globe and Mail. (2018, 10 22). *Ontario overhauls overdose-prevention system, cap number of drug-use sites*. Retrieved 11 14, 2018, from: <https://www.theglobeandmail.com/canada/article-ontario-overhauls-overdose-prevention-system-cap-number-of-drug-use/>
- Elliot, R., Peck, R., Osler, G., Villeneuve, M., Culbert, I., and Ovens, S. (2018, 10 31). *Open letter to Ontario Minister of Health about the newly proposed "Consumption and Treatment Services" model*. Retrieved 11 14, 2018, from: <http://www.aidslaw.ca/site/minister-elliott-open-letter/?lang=en>
- Harm Reduction International (2018, 11 21). *What is Harm Reduction*. Retrieved 11 21, from: <https://www.hri.global/what-is-harm-reduction>
- CBC News. (2018, 03, 21). *What's the difference between a supervised consumption site and overdose prevention site?* Retrieved 11 21, 2018 from: <https://www.cbc.ca/news/canada/kitchener-waterloo/difference-supervised-injection-site-overdose-prevention-site-1.4584069>



## **What you should know about the Guelph Community Health Centre's (CHC's) Application to Become a Consumption & Treatment Service (CTS)**

### **What is a CTS?**

- A CTS is a health service where community members who use drugs receive wraparound treatment and support. It is a low barrier, life-saving service that helps us respond to the current opioid and overdose crisis facing our community – and our province.
- A CTS includes a safe, hygienic place for people to consume pre-obtained drugs (injection, intranasal and oral) under the supervision of trained health professionals. Visitors to the service are provided sterile injection supplies, education on safe consumption, overdose prevention and intervention.
- They also have opportunities to access other supports to help them with the challenges that they may be facing, including addiction treatment services, primary health care, mental health supports, housing and connections to other social services.
- The Guelph CHC opened temporary overdose prevention services in May 2018, and our application to become a CTS is part of our effort to continue providing these life-saving services in our city.

### **Why does Guelph need a CTS?**

- Community partners are working together on a multi-pronged approach to help us respond to the crisis we are facing, with a CTS being just one part of the solution.
- The current overdose crisis in Ontario is far-reaching, and Guelph is not immune. At the Guelph CHC, we see this need every day.
- We are seeing substantially higher rates of ER visits and hospitalizations for opioid poisoning in Guelph compared to provincial averages, and death rates in our community are surging.
- Syringe distribution has nearly tripled in the City of Guelph in six years, having nearly doubled in the last two years alone.
- Since beginning to offer overdose prevention services at the Guelph CHC in May we are seeing an average of 15 people each day, and our trained staff have reversed over 20 overdoses.

### **What will Guelph's CTS be like?**

- Like our current overdose prevention site, the CTS will offer needle exchange services, supervised injection, and access to naloxone.
- The space where the program is housed includes two injection booths where medical and site staff provide immediate medical assessment and ongoing monitoring to ensure safety of individuals using the service.
- There is also a space for quiet activities, extending the length of supervision by trained staff.
- Staff at the CTS will also provide medical assessment and treatment such as immunizations, testing, wound and foot care, and assist in making connections

to addiction treatment, primary care, mental health, housing and other social services.

- The CTS is a complement to resources that are already offered by the Guelph Community Health Centre.

### **What are the benefits of a CTS?**

- International and Canadian research shows that there are individual and community benefits of a CTS, including:
  - Reducing the number of drug overdoses, and saving lives
  - Reducing the risk factors such as HIV and hepatitis
  - Increasing the use of detox and drug treatment services
  - Connecting people with other health and social services
  - Reducing the public drug use and the amount of publicly discarded needles
  - Reducing the cost of health care services

### **What does success look like for Guelph's CTS?**

- Guelph's CTS is an integrated response to an emergency health crisis in our community.
- Guelph has an opportunity to prevent the increasing overdose mortality rates that we are seeing at the provincial level – and the CTS will help us do that.
- We expect to continue to see less drug use downtown, fewer syringes in public spaces, and to provide dignity and safety to our community.
- When people have access to the health and social supports they need, they have a better opportunity to live healthy lives and to contribute positively to our community.

### **What can I do?**

- Join the conversation and have your say. Respond to our [survey](#) to share your thoughts on the continuation of overdose prevention services in our community.
- Send people in need of support to the Guelph CHC, a safe and welcoming space.
- Familiarize yourself with the Guelph CHC and the CTS by meeting with our staff and arranging a tour of our facility.
- Report syringes that have been discarded in public spaces to ARCH for safe collection and disposal by calling 519-240-4098 or 1-800-282-4505.



This program is delivered in partnership with the Guelph Family Health Team and HIV/AIDS Resources and Community Health (ARCH)





## Guelph Police Service

15 Wyndham Street S., Guelph, Ontario N1H 4C6

(519) 824-1212

TTY (519) 824-1466

November 28, 2018

Dear Mayor Guthrie and members of Council,

I am writing this letter to offer support for the Consumption and Treatment Services application being submitted by the Guelph Community Health Centre.

The Guelph community is unfortunately not immune to the overdose crisis facing our province. Our Guelph Police Service statistics show that fentanyl seizures in 2017 were three times greater than in 2016. Our fentanyl seizures to date in 2018 are five times higher than 2017. Since July, three community alerts have been issued by public health officials after tainted drugs resulted in overdose surges locally, unfortunately including many deaths. Since 2017, our officers have been trained and equipped with naloxone as our officers regularly attend on overdose calls in our community.

The Guelph Police Service is committed to community safety and enforcement related to drugs and related crime. The main focus of our enforcement through the drug unit is on the distribution and flow of opiates into our community.

Traditionally police services have focused on increased enforcement as a response to drug trends. It is evident as we look across our country and beyond that traditional policing strategies are not going to get us out of the opioid crisis.

While we maintain our commitment to our community safety and enforcement responsibilities, we have also supported the four pillar drug strategy. Through our long standing involvement on the Wellington Guelph Drug Strategy, we have developed strong working relationships with many partner agencies as we together develop a community wide comprehensive drug strategy. One of our key partners has been the Guelph Community Health Centre.

Prior to launching the pilot Overdose Prevention Site (OPS) in May 2018, the Guelph Community Health Centre reached out to share information and to seek support to ensure open communication as we addressed protocols and related issues. During the pilot project, we have maintained regular communication to ensure that community safety issues were addressed.

The reality of our current opioid crisis is evident to our officers as we regularly encounter those who struggle with substance use. I have been confident to offer support for the Community Health Centre for the OPS or the CTS as these approaches offer some hope in our current crisis. The alternative is that we will see more unwanted drug activity and we will see increased deaths within our city. I hold out hope that the services offered by the Community Health Centre and the commitment of our community partners to work together will benefit our community and our citizens as we respond to the current drug challenges.

Sincerely,



Jeff DeRuyter,  
Chief of Police



Canadian Mental  
Health Association  
Waterloo Wellington

Association canadienne  
pour la santé mentale  
Waterloo Wellington

November 9, 2018

To Whom it may concern:

The Canadian Mental Health Association Waterloo Wellington (CMHA WW) is pleased to provide our support for the Guelph Community Health Centre's application for a Consumption and Treatment Service.

A harm reduction model includes the ability to safely use drugs. It is far preferable that this occurs in a safe location, with supports as needed. Supporting harm reduction through safe consumption also increases the community members' capacity to keep other areas of their life more stable, including housing, income and mental health outcomes.

Should the application be successful, CMHA WW will continue to provide access to Here 24/7 services for immediate assessment, counselling and support for mental health and addictions needs, including crisis intervention, triaging and referral to WWLHIN-wide mental health and addictions community resources. These same referral connections have been actively provided during the six (6) months that the temporary Overdose Prevention Site has been operating.

The Canadian Mental Health Association Waterloo Wellington is pleased to provide support for this application.

Sincerely,

Helen Fishburn, MSW  
Acting Executive Director



November 2018

Dear Premier Ford and Minister Elliott,

I am writing to you as a business leader in the Guelph community to ask for your government's support of a Consumption Treatment Service (CTS) in our city.

Families and community services in Guelph-Wellington are not immune to the effects of the opioid epidemic that is sweeping the country. We need the tools to help us respond to it, and Guelph's OPS has been an excellent start.

As I have said on many public and private occasions, businesses in Downtown Guelph realize that this is not an issue that we can or should try to sweep under the carpet or drive further underground. We must address it head on with everything we can. Lives and livelihoods are at stake.

According to Guelph Police Services, fentanyl seizures in 2017 were three times greater than in 2016. Between 2013 and 2016, the average rate of emergency department visits for opioid poisoning was 53 per cent higher in Guelph-Wellington. And in July 2018, so-called "purple heroin" was found to contain toxic levels of fentanyl, right here in our community.

Since Guelph's overdose prevention site (OPS) at the Guelph CHC opened in May 2018, the site has helped more than 165 individuals, and has made thousands of referrals to services such as rapid access addiction treatment, HIV testing, emergency shelter and food access.

Put simply, Guelph's OPS is serving a need our community desperately needs, a need that would continue to be addressed by a Consumption Treatment Service. In addition to saving lives, services like this decrease drug injections in public spaces. They mean fewer discarded syringes on our streets, and an increase in public safety. They also ensure local businesses and emergency responders have well-rounded approach to helping us manage in these difficult times. And, because trained OPS staff are able to provide overdose interventions, they lighten the burden on our hospital emergency rooms.

It is my understanding that there is considerable evidence from Canada and around the world to prove the effectiveness of overdose prevention/supervised consumption sites in enhancing individual health and community safety. Thank you for your government's continued support to keep these sites open, including in our community, Guelph Ontario.

Sincerely,

A handwritten signature in blue ink that reads 'Marty'.

Marty Williams,  
Executive Director,  
Downtown Guelph Business Association.  
[marty@downtownguelph.com](mailto:marty@downtownguelph.com)

November 26, 2018

Re: Consumption and Treatment Services Application

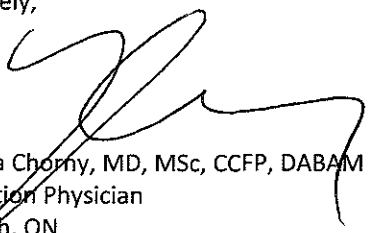
To whom it may concern,

Please accept this letter of support for the creation of a Consumption and Treatment Services Site in the City of Guelph by the Guelph Community Health Centre (CHC) in partnership with the Guelph Family Health Team (FHT), and HIV/AIDS Resources and Community Health (ARCH). Please note that the views expressed herein are my own; I do not claim to represent the individuals or organizations that employ or are partnered with me in clinical practice.

As an Addiction Physician, lead physician for the Guelph Rapid Access Addiction Clinic (RAAC), and as a resident of the city, I am attuned to the impact of the current opioid crisis on people who use substances, their families, the wider community, and on our health care providers and services. I strongly believe that the appropriate response to this crisis must ensure access to a spectrum of services ranging from prevention to harm reduction to treatment. The addition of a Consumption and Treatment Services site will bolster existing harm reduction services and connect users to the partnering agencies' network of health and social services, thus facilitating engagement in treatment. In terms of direct health outcomes, previous research demonstrates that SIS decrease overdose mortality, HIV infections, and ambulance calls for overdoses, and may decrease hospital admissions secondary to injection-related infections (Ng, Sutherland, and Kolber, 2017). In my role at the RAAC, I welcome the opportunity to refer a patient who chooses to continue to inject drugs to a Consumption and Treatment Services site in order to decrease their risk of using in unsafe or public spaces, of sharing or using non-sterile injecting equipment, and of overdose-related death. I also believe that Consumption and Treatment Services staff will be well-placed to develop rapport with users over time and to identify opportunities to move them along the stages of change, for example referring them to the RAAC when they are ready to explore additional harm reduction or treatment options (i.e. initiation of opioid agonist maintenance therapy, addiction counselling, etc).

I have confidence in the ability of the co-applicants to deliver a quality service, and to collaborate to that end. The Guelph CHC and ARCH each have a long track record of caring for the city's most vulnerable people, and already collaborate to deliver multiple services targeted to people who use drugs including the Stay Sharp needle and syringe distribution program, the busiest in the city. The Guelph CHC and FHT have been working together on a number of projects to improve access to mental health and addiction services in the city. As an example, they are amongst the key partners who identified the need for the RAAC to open in Guelph and committed organizational resources to this end, without any additional funding. Each of these organizations has demonstrated commitment to helping people who use drugs, and to working in partnership to deliver effective services.

Sincerely,



Yelena Chorny, MD, MSc, CCFP, DABAM  
Addiction Physician  
Guelph, ON  
P: 519-824-1010

REFERENCE:

Ng J, Sutherland C, and Kolber MR. Does evidence support safe injection site: *Canadian Family Physician*. November 2017;63(11):866



**Dr. Ian Digby MD CCFP-EM**  
**Chief of Emergency Medicine, Guelph General Hospital**  
**Emergency Department Lead, Waterloo Wellington LHIN**  
**C: 519-820-5481 • idigby@gghorg.ca**

Guelph Community Health Centre  
176 Wyndham St. N.  
Guelph ON N1H 8N9  
Via email: rdevereaux@guelphchc.ca

November 16, 2018

Re: Support for Consumption Treatment Service

To Whom It May Concern,

I wish to indicate my strong support for the proposed Consumption Treatment Service at the Guelph Community Health Centre. As a Guelph Emergency Physician I have seen the rise in severe opioid overdoses in our community in the last several years. I believe that a supervised injection site model will have many benefits for substance users and the wider community including overdose risk prevention; harm reduction opportunities with users; infectious disease prevention; and improved counseling opportunities for substance users and their families.

The model proposed by the GCHC has the necessary components and partnerships with other community agencies to provide sustainable service and improved safety for all involved.

Please contact me if there are any further questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Ian Digby". The signature is fluid and cursive, with the first name "Ian" and last name "Digby" clearly distinguishable.

Dr. Ian Digby, MD CCFP-EM  
Chief of Emergency Medicine, Guelph General Hospital  
Emergency Department Lead, Waterloo Wellington LHIN

October 12, 2018

**DELIVERED VIA E-MAIL**

The Honourable Christine Elliott  
Minister of Health and Long-Term Care  
80 Grosvenor Street, 10<sup>th</sup> Floor, Hepburn Block  
Toronto, ON M7A 1E9

Dear Minister:

**Re: Overdose Prevention Site in Guelph**

As you conduct your review of Overdose Prevention Sites (OPS), in Ontario, I want to inform you of the work being done by Wellington-Dufferin-Guelph Public Health (WDGPH) to evaluate the operations of the OPS in the City of Guelph.

Guelph's OPS opened in May, 2018 and within the first four months of operation the OPS had 1,363 visits by 181 unique people with opioids used in 75% of the visits. There were 14 overdose reversals in four months, with seven occurring in August alone. Every overdose was reversed using oxygen and/or naloxone.

WDGPH is continually monitoring trends in relation to current opioid-related harms in our jurisdiction. Within the past five years, Emergency Department (ED) visits and mortality due to opioids have steadily increased. In 2017, the rate of opioid-related ED visits reached 54.6 visits per 100,000 residents across the health unit. Consistent with the rise in ED visits, opioid-related mortality in 2017 was 8.1 per 100,000 in our area, approximately three (3) times higher than the rate in 2015.

According to a study by the Public Health Agency of Canada, opioid and other drug-related overdose deaths occurred across all sociodemographic and socioeconomic groups. However, characteristics most common among those who died include:

- a history of mental health concerns, substance use disorder, trauma, and stigma;
- decreased drug tolerance;
- being alone at the time of overdose and lack of social support; and
- lack of comprehensive and coordinated healthcare and social service follow-up.

.../2

The OPS in Guelph is addressing all of the above characteristics and saving lives. No doubt your review of these services is revealing the extensive research demonstrating these facilities save lives, reduce drug use in public and connect our community members to the health care and treatment they need and deserve.

WDGPH will continue to work with community partners through proven harm reduction interventions. The continued operation of the Overdose Protection Site is a key part of that strategy. As you review the effectiveness of these operations, please don't hesitate to reach out to my office for more information about the realities of opioid addiction in rural and smaller urban areas.

Sincerely,



Nicola J. Mercer, MD, MBA, MPH, FRCPC  
Medical Officer of Health and CEO



---

November 28, 2018

Dear Premier Ford and Minister Elliott,

I am writing to you on behalf of the Guelph Public Library to ask for your government's continued support of Consumption and Treatment Services in our city.

Guelph has benefited from an Overdose Prevention Site (OPS) since May 2018. Located at the Guelph Community Health Centre's Downtown site, Guelph's OPS is an ideal fit for your ministry's "enhanced" approach to overdose prevention and consumption services. In addition to life-saving services such as needle exchange, supervised injection and access to naloxone, Guelph's OPS staff have and will continue to provide countless community connections for visitors in areas such as treatment options, health services, housing, food and other supports.

Guelph Public Library staff can attest to the considerable efforts Guelph OPS partner organizations have devoted to community engagement on this important issue. Partners have developed and employed a robust community engagement strategy that includes a commitment to weekly tours of the OPS that help inform and de-stigmatize consumption and treatment services. They continue to speak with residents, businesses and partner organizations to ensure the service delivery model that they are committed to leading is the right approach for our community. In addition, they continue to work with the Wellington Guelph Drug Strategy and Wellington Dufferin Guelph Public Health to support a community-wide comprehensive strategy to the opioid crisis. We are confident that, with the right tools in place, we can tackle this problem together.

Minister, thank you for your government's continued support to help our province battle the opioid crisis in our province. With these services in Guelph, in addition to lives saved and decreased burdens on our emergency rooms, we know that we will see a decrease in drug injections in public spaces, fewer syringes discarded in the streets and an increase to public safety.

Please continue your support of these essential services in Guelph by approving our city's application for a CTS site.

Sincerely,

**Karen Cafarella** | Community Outreach Supervisor  
100 Norfolk Street Guelph, ON N1H 4J6  
**T:** 519 824 6220 x264  
**E:** [kcafarella@guelphpl.ca](mailto:kcafarella@guelphpl.ca)  
[www.guelphpl.ca](http://www.guelphpl.ca)

October 1, 2018

Honorable Christine Elliott

[ccu.moh@ontario.ca](mailto:ccu.moh@ontario.ca)

Minister of Health and Long Term Care

80 Grosvenor Street, Floor, Hepburn Block

Toronto, ON M7A 1E9

Dear Minister,

As community leaders in the Guelph areas, we are writing to indicate our full support of:

- a. An interim exemption that would allow Guelph's Overdose Prevention Site (OPS) to legally remain open, and
- b. The application of the Guelph CHC, Guelph FHT and ARCH for a Supervised Consumption Site (SCS) for Guelph.

Minister, Guelph-Wellington's opioid crisis continues to worsen, and our death rates are surging. In Guelph, emergency department visits for opioid poisoning more than doubled from 2016 to 2017, and visit rates for opioid poisoning were 35% higher than the provincial averages. According to Guelph Police Services, fentanyl seizures in 2017 were three times greater than in 2016.

Since Guelph's OPS at the Guelph CHC opened in May 2018, the site has helped more than 200 individuals through more than 2,000 visits, and has made thousands of referrals to services such as withdrawal management, rapid access addiction treatment, HIV testing, emergency shelter and food access. Additionally, staff at the site have prevented 16 overdoses, which would otherwise have required a visit to an emergency room, and possibly have resulted in death.

Now, the future and security of Guelph's OPS is in jeopardy as we await an announcement from Ontario's provincial government. Each day we see evidence of the unmistakable need for more resources – not fewer – to save lives in our community. We seek the assurance from your government that, in the middle of this crisis, you will support a critical tool that our community needs at this time: a permanent supervised consumption site. Additionally, we seek interim exemptions and supports to help the Guelph OPS keep its doors open to those who need it, should the Province choose not to grant Guelph's site an extension.

The research supports harm reduction services such as SCSs – that they save lives, reduce drug use in public, and connect our community members to the health care and treatment they need and deserve. This harm reduction strategy is part of a four-pillar community effort, which also includes our essential cross-sector work on treatment prevention and enforcement. Our current OPS is one part of a multi-pronged approach that is essential to ensuring we can respond to this crisis, together.


As a community leadership group, our focus is on doing what we can, individually and together, to make our community a better and safer place for all. We have seen the value of this service: it



saves lives. As leaders we strongly believe the Overdose Prevention Site is a critical component of our community opioid strategy.

We ask for the government's continues support of this important service

Sincerely,



Michelle Martin  
Executive Director  
Alzheimer's Society



Fred Wagner  
Executive Director  
Canadian Mental Health Association WW



Sheila Markle  
Executive Director  
Family and Children's Services GW



Joanne Young Evans  
Executive Director  
Family Counselling & Support Services GW



Raechelle Devereaux  
Executive Director  
Guelph Community Health Centre



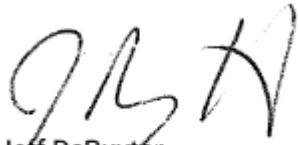
Ross Kirkconnell  
Executive Director  
Guelph Family Health Team



Marianne Walker  
President & CEO  
Guelph General Hospital



Janet Redman  
Executive Director  
Guelph Independent Living



Jeff DeRuyter  
Chief  
Guelph Police Services



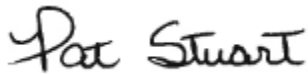
David Wormald  
President & CEO  
St. Joseph's Health Centre Guelph



Heather Kerr  
Executive Director  
Stonehenge Therapeutic Community



Geoff Vogt  
President & CEO  
YM-YWCA



Wellington Hospice  
Executive Director  
Pat Stuart



# Legal Clinic

## OF GUELPH & WELLINGTON COUNTY

November 14, 2018

Guelph Community Health Centre  
176 Wyndham Street North  
GUELPH ON N1H 8N9  
Attn: Raechelle Devereaux, ED

Via email: [rdevereaux@guelphchc.ca](mailto:rdevereaux@guelphchc.ca)

Dear Raechelle:

**Re : Legal Clinic support for Consumption Treatment Service (CTS)**

The Board and Staff of the Legal Clinic of Guelph and Wellington County strongly support the presence of a Consumption Treatment Service (CTS) at the Guelph Community Health Centre. As a tenant of the Centre and a provider of services to our shared client community, we believe that this is a necessary service.

We understand that since its opening in May of 2018, the Guelph Overdose Prevention Site has had numerous visits and has been responsible for reversing a number of overdoses. We support the life saving services that the centre provides, as well as the connections to treatment, primary care, housing, food and other supports.

It is consistent with the social determinants of health that people have access to life saving services as well as connections to treatment and other community supports. It is also supportive of the basic human rights of vulnerable members of our community, and the overall safety and dignity of all community members. Our work is to advance the legal wellness of low income community members and this service is complementary to the work that we do.

We continue to wholly and unreservedly support this service.

Yours truly,

Anthea Millikin  
Lawyer/Executive Director  
Legal Clinic of Guelph and Wellington County

176 Wyndham Street North Unit 5  
P.O. BOX 1683 · GUELPH ON · N1H 6Z9  
PHONE: 519.821.2100 · TOLL FREE: 1.800.628.9205  
FAX: 519.821.8192  
[www.gwlegalclinic.ca](http://www.gwlegalclinic.ca) | [gwlegalclinic@lao.on.ca](mailto:gwlegalclinic@lao.on.ca)





**St. Andrew's**  
G U E L P H

**161 Norfolk Street  
Guelph, ON N1H 4J8  
(519) 822-4772**

**www.standrewsguelph.com  
mailbox@standrewsguelph.com**

November 27, 2018

Dear Premier Ford and Minister Elliott,

I am writing to you as a leader of one of the many various faith communities in the City of Guelph to ask for your government's continued support of Consumption and Treatment Services in our city.

Guelph has benefited from an Overdose Prevention Site (OPS) since May 2018. Located at the Guelph Community Health Centre's Downtown site, Guelph's OPS is an ideal fit for your ministry's "enhanced" approach to overdose prevention and consumption services. In addition to life-saving services such as needle exchange, supervised injection and access to naloxone, Guelph's OPS staff have and will continue to provide countless community connections for visitors in areas such as treatment options, health services, housing, food and other supports.

The Guelph community is unfortunately not immune to the overdose crisis facing our province. According to Guelph Police Services, fentanyl seizures in 2017 were three times greater than in 2016. Between 2013 and 2016, the average rate of emergency department visits for opioid poisoning was 53 per cent higher in Guelph-Wellington. Since July, three community alerts have been issued by public health officials after tainted drugs resulted in overdose surges locally, unfortunately including many deaths.

I can personally attest to the considerable efforts Guelph OPS partner organizations have devoted to community engagement on this important issue. Partners have developed and employed a robust community engagement strategy which includes a commitment to weekly

tours of the OPS that help inform and de-stigmatize consumption and treatment services. They continue to speak with residents, businesses and partner organizations to ensure the service delivery model that they are committed to leading is the right approach for our community. In addition, they continue to work with the Wellington Guelph Drug Strategy and Wellington Dufferin Guelph Public Health to support a community-wide comprehensive strategy to the opioid crisis. I am hopeful that, with the right tools in place, we can tackle this problem together.

Minister, thank you for your government's continued support to help our province battle the opioid crisis in our province. With these services in Guelph, in addition to lives saved and decreased burdens on our emergency rooms, we know that we will see a decrease in drug injections in public spaces, fewer syringes discarded in the streets and an increase to public safety.

Please continue your support of these essential services in Guelph by approving our city's application for a CTS site.

Sincerely,

A handwritten signature in blue ink, appearing to be 'John Borthwick', with a stylized flourish at the end.

The Rev. John Borthwick  
Minister, St. Andrew's Guelph





The Honourable Christine Elliott  
Minister of Health and Long Term Care  
80 Grosvenor Street, Hepburn Block  
Toronto, Ontario M7A 1R3

November 29, 2018.

Dear Minister Elliott,

I am writing to you as the Executive Director of Stonehenge Therapeutic Community to ask for your government's continued support of Consumption and Treatment Services (CTS) in the City of Guelph. Stonehenge provides long term residential addiction treatment services to those in Ontario and a broad range of specialized community addiction services across the harm reduction continuum in the City of Guelph. Our organization is in full support of the continuation of the CTS.

Guelph has benefited from an Overdose Prevention Site (OPS) since May 2018. Located at the Guelph Community Health Centre's Downtown site, Guelph's OPS is an ideal fit for your ministry's "enhanced" approach to overdose prevention and consumption services. In addition to life-saving services such as needle exchange, supervised injection and access to naloxone, Guelph's OPS staff have and will continue to provide countless community connections for visitors in areas such as treatment options, health services, housing, food and other supports.

The Guelph community is unfortunately not immune to the overdose crisis facing our province. According to Guelph Police Services, fentanyl seizures in 2017 were three times greater than in 2016. Between 2013 and 2016, the average rate of emergency department visits for opioid poisoning was 53 per cent higher in Guelph-Wellington. Since July, three community alerts have been issued by public health officials after tainted drugs resulted in overdose surges locally, unfortunately including many deaths.

Stonehenge has built a strong partnership with the Guelph CHC, specifically through our integrated Specialized Outreach Services which have provided support to the OPS. Being directly involved, I can personally attest to the considerable efforts Guelph OPS partner organizations have devoted to community engagement on this important issue. They have developed and employed a robust community engagement strategy which includes a commitment to weekly tours of the OPS that help inform and de-stigmatize consumption and treatment services. They continue to speak with residents, businesses and partner organizations to ensure the service delivery model that they are committed to leading is the right approach for our

community. In addition, they continue to work with the Wellington Guelph Drug Strategy and Wellington Dufferin Guelph Public Health to support a community-wide comprehensive strategy to the opioid crisis. I feel assured that, with the right tools in place, we can tackle this problem together.

Thank you for your government's continued support to help our province battle the opioid crisis in our province. With these services in Guelph, in addition to lives saved and decreased burdens on our emergency rooms, we know that we will see a decrease in drug injections in public spaces, fewer syringes discarded in the streets and an increase to public safety.

Please continue your support of these essential services in Guelph by approving our city's application for a CTS site.

Sincerely,



Heather Kerr, MSW, RSW  
Executive Director  
Stonehenge Therapeutic Community





The Honourable Doug Ford  
Legislative Building, Queen's Park  
Toronto, Ontario, M74 1A1

November 29, 2018.

Dear Premier Ford,

I am writing to you as the Executive Director of Stonehenge Therapeutic Community to ask for your government's continued support of Consumption and Treatment Services (CTS) in the City of Guelph. Stonehenge provides long term residential addiction treatment services to those in Ontario and a broad range of specialized community addiction services across the harm reduction continuum in the City of Guelph. Our organization is in full support of the continuation of the CTS.

Guelph has benefited from an Overdose Prevention Site (OPS) since May 2018. Located at the Guelph Community Health Centre's Downtown site, Guelph's OPS is an ideal fit for your ministry's "enhanced" approach to overdose prevention and consumption services. In addition to life-saving services such as needle exchange, supervised injection and access to naloxone, Guelph's OPS staff have and will continue to provide countless community connections for visitors in areas such as treatment options, health services, housing, food and other supports.

The Guelph community is unfortunately not immune to the overdose crisis facing our province. According to Guelph Police Services, fentanyl seizures in 2017 were three times greater than in 2016. Between 2013 and 2016, the average rate of emergency department visits for opioid poisoning was 53 per cent higher in Guelph-Wellington. Since July, three community alerts have been issued by public health officials after tainted drugs resulted in overdose surges locally, unfortunately including many deaths.

Stonehenge has built a strong partnership with the Guelph CHC, specifically through our integrated Specialized Outreach Services which have provided support to the OPS. Being directly involved, I can personally attest to the considerable efforts Guelph OPS partner organizations have devoted to community engagement on this important issue. They have developed and employed a robust community engagement strategy which includes a commitment to weekly tours of the OPS that help inform and de-stigmatize consumption and treatment services. They continue to speak with residents, businesses and partner organizations to ensure the service delivery model that they are committed to leading is the right approach for our community. In addition, they continue to work with the Wellington Guelph Drug

Strategy and Wellington Dufferin Guelph Public Health to support a community-wide comprehensive strategy to the opioid crisis. I feel assured that, with the right tools in place, we can tackle this problem together.

Thank you for your government's continued support to help our province battle the opioid crisis in our province. With these services in Guelph, in addition to lives saved and decreased burdens on our emergency rooms, we know that we will see a decrease in drug injections in public spaces, fewer syringes discarded in the streets and an increase to public safety.

Please continue your support of these essential services in Guelph by approving our city's application for a CTS site.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Heather Kerr', is written over a faint, circular official stamp.

Heather Kerr, MSW, RSW  
Executive Director  
Stonehenge Therapeutic Community



23 Gordon St.  
Guelph, ON N1H 4G9  
T: 519-265-8980  
F: 519-837-2637

Dear Premier Ford and Minister Elliott,

I am writing to you as the Executive Director of the Welcome In Drop In Centre of Guelph. We provide a community centre open each day of the year for meals and a feeling of community for individuals living on a low income. We also provide all of the emergency shelter accommodation for homeless individuals and families in Wellington County. Many of the individuals that come through our Centre and Shelters struggle with active addiction and we are desperate for your government's continued support of Consumption and Treatment Services in our city.

The Overdose Prevention Site (OPS) is one example of a service that directly supports those individuals that are actively struggling with severe addiction to move towards using drugs without shame as a starting point and then hopefully feeling worthwhile as a person at which time treatment is more likely to be successful. It is one strategy that openly treats addiction as the health issue along with keeping our community safe as a whole.

Guelph has benefited from an Overdose Prevention Site (OPS) since May 2018. Located at the Guelph Community Health Centre's Downtown site, Guelph's OPS is an ideal fit for your ministry's "enhanced" approach to overdose prevention and consumption services. In addition to life-saving services such as needle exchange, supervised injection and access to naloxone, Guelph's OPS staff have and will continue to provide countless community connections for visitors in areas such as treatment options, health services, housing, food and other supports.

The Guelph community is unfortunately not immune to the overdose crisis facing our province. According to Guelph Police Services, fentanyl seizures in 2017 were three times greater than in 2016. Between 2013 and 2016, the average rate of emergency department visits for opioid poisoning was 53 per cent higher in Guelph-Wellington. Since July, three community alerts have been issued by public health officials after tainted drugs resulted in overdose surges locally, unfortunately including many deaths.

I can personally attest to the considerable efforts Guelph OPS partner organizations have devoted to community engagement on this important issue. Partners have developed and employed a robust community engagement strategy which includes a commitment to weekly tours of the OPS that help inform and de-stigmatize consumption and treatment services. They continue to speak with residents, businesses and partner organizations to ensure the service delivery model that they are committed to leading is the right approach for our community. In addition, they continue to work with the Wellington Guelph Drug Strategy and Wellington Dufferin Guelph Public Health to support a community-wide comprehensive strategy to the opioid crisis. I am confident that, with the right tools in place, we can tackle this problem together.

Minister, thank you for your government's continued support to help our province battle the opioid crisis in our province. With these services in Guelph, in addition to lives saved and decreased burdens on our emergency rooms, we know that we will see a decrease in drug injections in public spaces, fewer syringes discarded in the streets and an increase to public safety.

Please continue your support of these essential services in Guelph by approving our city's application for a CTS site.  
Sincerely,

Gail Hoekstra MSW

Executive Director  
Welcome In Drop In Centre of Guelph





November 12, 2018

To Whom It May Concern:

Re: Guelph's Application for Consumption and Treatment Service

Since May, 2018, residents in Guelph have benefitted from having an Overdose Prevention Site (OPS) located at the Guelph Community Health Centre (GCHC). It is administered by three organizations – the GCHC, Aids Resources and Community Health (ARCH), and the Guelph Family Health Team (GFHT). These organizations have linked administratively and in the delivery of services to meet the needs of marginalized community members who use drugs intravenously.

Since it opened, the OPS has averaged 17 visits/day and served over 239 unique individuals. In a six month timeframe, 21 overdoses have been reversed within the OPS. These numbers have grown over time, and are likely to continue to do so. Between 2013-2016, the average rate of emergency department visits for opioid poisoning was 53% higher in Guelph-Wellington than the provincial average, and this higher rate is ongoing in 2017/18. All indicators suggest the opioid crisis in Guelph is ongoing, not lessening.

As a community, the City of Guelph has experienced the opioid crisis in full force. In the last year, we have lost too many community members to fentanyl overdose. Our community has rallied to mitigate the risks that lead to preventable overdoses, and having an OPS available has been a key part of the community's harm reduction response. Enhancing the availability of treatment and recovery services, and working closely with the justice and enforcement systems, have also been part of the community's strategic response to the opioid crisis.

Locating the OPS within the GCHC ensures that clients' needs for medical assistance and services are met. It is noteworthy that a Rapid Access Addiction Clinic, Community Withdrawal Support Services, Stay Sharp Needle Exchange and Hep C treatment services are all located within the same building – providing ready access to a wide array of substance use and harm reduction services.

In July of this year, the Wellington Guelph Drug Strategy, a coalition of over 30 community organizations which offer substance use services, endorsed the three organizations which currently oversee the OPS to take steps to secure this service. This letter fully supports the GCHC application for funding to ensure that a safe consumption site which links clients to other needed services continues to meet the needs of Guelph residents.

Sincerely,

Adrienne Crowder, Manager, WGDS

On behalf of the WGDS Committee and Management Group

November 19, 2018

Guelph Community Health Centre  
176 Wyndham Street North  
Guelph, ONT  
Attn: Raechelle Deveraux, Executive Director

Re: Wyndham House support for a Consumption and Treatment Services site

Dear Raechelle:

This letter is to support Guelph Community Health Centre's application for a Consumption and Treatment Services site. Wyndham House and the Guelph Community Health Centre have had a long standing relationship supporting youth who are at risk of opiate overdose. They have consistently demonstrated their ability to be responsive and supportive to this key population group.

Wyndham House has also partnered with them on several occasions, most recently the Supported Recovery Room, this experience was exceptional – achieving the desired program outcomes; delivering a high quality of services to the youth in our community; and demonstrating their ability to be a collaborative community partner.

In addition, Wyndham House is a long standing partner of the Stay Sharps program and will continue to commit staff to the inter-organizational Stay Sharp staffing model for Harm Reduction supplies distribution.

As important as our partnership is with the Guelph Community Health Centre, it is the voice of the young people we work with that ultimately guides our support and advocacy for projects like the Consumption and Treatment Site. Over the past several months we have heard from a significant number of our young people that the Consumption and Treatment site is a place where they feel safe, supported, and free from the stigma commonly associated with drug injection and use.

Wyndham House would highly recommend the Guelph Community Health Centre for this project. They are well suited with their capacity, location and experience to effectively deliver this service.

If you have any questions please contact me either by phone at 519-822-4400 or email [leisha@wyndhamhouse.org](mailto:leisha@wyndhamhouse.org).

Sincerely,



Leisha Burley  
Program Director  
Wyndham House

---

ADMINISTRATION

P.O. Box 1898  
STN Main  
Guelph, ON N1H 7A1  
tel: 519 . 822 . 4400

RESOURCE CENTRE

133 Woolwich Street  
tel: 519 . 822 . 2768

TRANSITIONAL HOUSING PROGRAMS

74 Suffolk Street West  
tel: 519 . 763 . 8660

51 Bellevue Street  
tel: 519 . 763 . 8040

YOUTH EMERGENCY SHELTER

18 Norwich Street East  
tel: 519 . 837 . 3892



United Way  
Guelph Wellington  
Dufferin