



October 24, 2016

Project No. 1227

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

Attention: Stacey Laughlin, MCIP, RPP, Senior Policy Planner
Infrastructure, Development and Enterprise Services
Planning, Urban Design and Building Services

**Re: 75 Dublin Street North
Rykur Holdings Inc.
City-initiated Official Plan Amendment OP1603 and
Revisions to the Draft Downtown Zoning By-law ZC1612**

Our project team has reviewed the input provided both in writing and verbally at the public meeting held on October 17, 2016. We have appreciated the opportunity to meet with City staff on October 20, 2016 and the Upper Grand District School Board on October 21, 2016. The following revisions have been made to the affordable rental senior housing proposal to address the comments that have been received;

- The total number of units has been reduced from 42 units to 35 units. This 35 unit total includes 15 market units and 20 senior rental affordable units (with 4 barrier free units included).
- Two additional 3m building setbacks to the 4th and 5th storeys are proposed from the rear yard. (facing east toward downtown)
- The required parking of 35 parking spaces is being met on-site by the proposal.
- The required visitor parking of 2 parking spaces is being met on-site by the proposal.
- The 3 required short term bicycle parking spaces are being provided on-site.
- The 24 required long term bicycle parking spaces are being provided on-site.
- A regulation has been added to require a maximum floor space index of 3.
- A regulation has been added to require a maximum average building height per storey of 3.2 m.
- A regulation has been added to require a maximum geodetic elevation building height of 365 m measured at the top of the elevator and/or stairway penthouse.
- A regulation has been added to prohibit terraces and balconies on the north face of the building overlooking the school property. For terraces siding onto the school property a translucent privacy screen is required.
- A regulation has been added to prohibit the northeast corner units from having living room windows on the north face of the building overlooking the school property.
- A regulation has been added to require a Minimum Common Amenity Area of 70 m² to be located on the south side of the roof of the building.

- A sketch is included with this submission which indicates the proposed relocation of a minimum of 6 kiss n' ride parking spaces along the frontage of Central Public School. Three on-street parking spaces would be maintained along the frontage of the subject property. The cost of these works within the road allowance would be the responsibility of Rykur Holdings Inc. and would be endeavoured to be completed in the summer months when school is not in session.
- It is our opinion that there would not be a measurable reduction in solar production from the rooftop solar panels on Central Public School; however, Rykur Holdings Inc. is willing to establish a baseline production for these solar panels with the school and compensate the school for any lost revenue from these solar panels for a set time period.
- The City of Guelph Noise By-law prohibits the operation of construction equipment from 7:00 p.m. to 7:00 a.m. (to 9:00 a.m. on Saturdays) and at all times on Sundays and holidays. Rykur Holdings Inc. will respect the City's Noise By-law, however, would consider seeking an exemption to this Noise By-law in order to extend the construction hours during the summer when school is not in session in order to complete the majority of the construction while school is not in session.
- Rykur Holdings Inc. is agreeable to including a noise warning clause in all offers of sale or purchase stating, "Purchasers/tenants are advised that due to the proximity of this development to a nearby school facility, noise from bells, announcements and outdoor activities may at times be audible," or alternative wording which is acceptable to the Upper Grand District School Board.
- The elevator and/or stairway penthouse has been relocated to the south side of the proposed building to reduce any shadow impact on the Central School rear yard playground.

There are two remaining specialized zoning regulations which are being requested.

Building Height

A building height of 5 storeys is requested where the current zoning on the property, the Downtown Secondary Plan and the proposed Downtown Zoning By-law permits 4 storeys. The proposal includes affordable rental housing for seniors. The Guelph Official Plan identifies affordable housing as a priority community benefit considered appropriate for the application of increased height in the downtown in section 11.1.8.4.2. In addition, section 11.1.8.4.4 K) of the Guelph Official Plan references the provision of affordable housing as a basis for reviewing and approving zoning by-law amendments in the downtown. While this proposal is being processed as a City-initiated Official Plan Amendment rather than as an application of the height bonusing provisions, the same principal is being applied. The building setbacks incorporated into the proposal from Cork and Dublin are double those required by the proposed Downtown Zoning By-law. The building setbacks from the rear yard facing the downtown to the east are being provided although they are not required by the proposed Downtown Zoning By-law. These rear yard building setbacks on the 4th and 5th storeys will reduce the shadow impact of the proposal on the school yard of Central Public School. The building also includes cut-outs in the centre of the Dublin façade and at the east end of the Cork façade which reduce the massing of the proposed building. The subject property is not located within an identified "Protected Public View Corridor" to the Basilica of Our Lady in the Guelph Official Plan. Section 4.18 i) of the Guelph Zoning By-law provides an exemption from the building height restrictions for an elevator and/or stairway penthouse.

The overall design of the proposed building respects and implements the urban design principles of the Downtown Secondary Plan by providing enhanced building stepbacks, providing all required parking underground, using a stone building material, and respecting the required front side and exterior sideyard setbacks of the proposed Downtown Zoning By-law.

Rear Yard Setback

The Downtown Zoning By-law incorporates the regulations of the Office Residential Zone into the D.2 Zoning proposed for the subject property. This OR Zoning was written based on areas with existing residential buildings being transitioned into other uses and providing parking in the rear yard. The 10m rear yard is not applicable to the subject property since there is no existing building on the property and parking is not being provided in the rear yard, but instead is being provided entirely underground. The required 3m landscape buffer and fence will be accommodated in the 3m rear yard setback provided. While the Downtown Zoning By-law does not require this, a rooftop Common Amenity Area is being provided. The building stepbacks provided at the 4th and 5th floor will reduce any shadow impact to the school yard. No terraces or balconies are permitted on the north face of the building overlooking the school property. The terraces which side onto the school will be required to have a translucent privacy screen to prevent overlooks to the school property. In addition, the northeast corner apartments may only have living room windows facing to the east toward downtown and are not permitted to have living room windows overlooking the school yard from the north face of the building.

Shadow Study

On October 19, 2016 Jim Fryett, James Fryett Architect Inc. provided confirmation to the City that the shadow study was modelled including the elevator and/or stairway penthouse. The shadow study models were generated in the Revit model which is the basis for the building design. The location is set to the correct address and therefore the latitude and longitudes are correct. The times identified on the shadow studies are EST. Topographical mapping was provided by the City of Guelph. In addition, contours were verified by the site survey undertaken by Van Harten and by BSRD on behalf of the Upper Grand District School Board. The geodetic relationships between the subject property and relative height of the neighbouring building and lands were verified. The project has been modelled with as much accuracy and attention to detail as possible during this stage of the design.

Land Exchange

We have requested that the City confirm whether there are any municipally owned lands which would accommodate a building permit by April 2017 for this proposal and whether the City would entertain a land exchange.

Building Views

The Cultural Heritage Resource Impact Assessment prepared by CHC Limited includes Figures 19, 20, 21, 26, 28, and 30 indicating various views of the proposed building.

Included with this submission is a view of the proposed building from the rear yard playground of Central Public School and a view of the proposed building from the intersection of Paisley/Norfolk/Yarmouth/Quebec.

Investment in Affordable Housing Program

Tom Lammer, Rykur Holdings Inc. has provided clarification with respect to the funding related to the IAH Program. Up to \$150,000 of capital contribution per unit, with a maximum of \$3,000,000 in total, was available under the Investment in Affordable Housing Program and corresponding Request for Proposals. The 75 Dublin Street North project was awarded funding to assist in the development of 20 targeted senior rental one bedroom units. Maximum rents that can be charged for these 20 units is 80% of the prevailing CMHC average rents for Wellington County. For 2015 that rent would be \$708.00 per month for a one bedroom unit. To qualify to rent one of these below market rent suites, household income cannot exceed 25% of their income being spent on rent. A \$708 rent therefore has a maximum household income of \$33,984.00 per annum. Potential residents must provide proof of current annual income via pay stubs, previous year's tax returns, confirmation of pension or disability income etc.

The 75 Dublin Street North submission selected to receive the 3 million dollars IAH finding was scored on a number of factors including project scale and timelines, financial viability, proponent financial strength, experience in property management, development background and organizational capacity.

Waste Collection

Municipal garbage collection is proposed for this property. A garbage room where bins will be stored will be located in the underground parking garage. The garbage bins will be set out and removed on Cork Street by the property manager.

Mitigating Potential Construction Impacts

James Fryett Architect Inc. has provided the following information related to mitigating any potential temporary construction impacts of the proposal;

- Site preparation will commence with the removal of all existing site features such as retaining walls, light standards and surfacing. Site hoarding will provide security during construction phase.
- Excavation to foundation depths to include removal of materials from site. Sub-surface investigations indicate granular materials therefore vibration and noise generation expected to be minimal. Erosion control to be implemented at construction start-up.
- Stage one construction will be the creation of all footings and foundations, subservicing and drainage requirements. Parking structure will provide secure staging area for construction materials and supplies.
- The building structure is designed to allow use of pre-fabricated systems and materials. Pre-cast concrete floors will be delivered and erected directly. The small footprint of the building will enable one day per floor. Panelized system will provide all load bearing and exterior wall systems to reduce on site storage and efficient construction. Effective enclosure of the building envelope is anticipated.
- Building envelop is designed to a high level of thermal and acoustic insulation, the entire building will be sprinklered to enhance fire and life safety requirements
- "Green" roof elements will be applied where suitable.
- MRL Elevator is selected to reduce penthouse roof projection.

- HVAC equipment to be enclosed in mechanical room on roof to reduce noise and to visually screen equipment.
- Long term maintenance and durability specifications will be a design priority.
- Overall design to follow City of Guelph Urban Design standards and CPTED principals

Community Energy Initiative

The Community Energy Initiative commitment letter provided by Rykur Holdings Inc. is included with this submission.

Informal Public Open House

On Thursday October 27, 2016 Rykur Holdings Inc. will be providing a tour of their affordable housing project located at 371 Waterloo Avenue in Guelph followed by a presentation and discussion of the revised proposal for the subject property.

The revised Concept Plan and Building Elevations, including floor plans, are included with this submission.

Should you require any additional information please let me know and I will ensure that you receive it.

Yours truly,

A handwritten signature in blue ink, appearing to read 'AClos', is positioned above the typed name.

Astrid Clos, RPP, MCIP

cc: Tom Lammer Rykur Holdings Inc.