

June 4, 2021

Katie Nasswetter  
Planning and Building Services  
City of Guelph  
Katie.Nasswetter@guelph.ca

Dear Katie Nasswetter:

**RE: 65 Delhi Street – Response to Planning Comments at May 10, 2021 Council Meeting**  
**OUR FILE: 08143HD**

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As a follow up to the Council meeting held on May 10, 2021, this letter provides a summary of the key planning concerns raised from Council members and members of the public, and our project team responses to these concerns.

### 1) **Community Concern: Proposed Use and Density**

At the meeting, concerns were expressed regarding the multiple uses being proposed – emergency shelter, transitional housing and daycare.

#### **Project Team Response:**

The requested daycare use is proposed to be removed from the Zoning By-law Amendment application.

The intent is for a transitional housing use with supports only. We have worked with City staff to propose a revised definition for supportive housing as follows:

*For the purposes of this By-law, Supportive Housing shall be defined as the Use of a Building with **Dwelling Units**, or suites or bedrooms in a shared setting, to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training. Supportive Housing does not include a **Lodging House Type 1** or **Lodging House Type 2**.*

Regarding density, the proposed development does not contain “dwelling units” as per the City’s Zoning By-law definition. We will work with City staff to ensure the definition of units and / or density is clarified in the application.

**2) Community Concern: Greenspace and Parkland**

Residents expressed concerns related to the function of the greenspace south of the building, closest to the intersection of Delhi and Eramosa, and the park area to the north of the building.

**Project Team Response:**

There is no intent to change or remove the greenspace to the south of the building. The only changes proposed to the exterior of the building is adding ramps and fire escapes to meet current building standards. The intent is that this space can be used by the patrons of the s housing use. As discussed with City staff, we can consider a provision in the zoning to ensure this area is maintained as open space.

Regarding the parkland to the north of the building, this is owned by the City of Guelph and no changes are proposed to this space as part of this application.

**3) Community Concern: Parking and Access**

Concerns were raised regarding the existing parking arrangement, and whether or not sufficient parking will be provided on site, as well as the existing walkways and easements providing access into and out of the site.

**Project Team Response:**

The transitional housing use will have a minimum of 3 staff on site at any given time. Additional staff and support workers providing care and support services will visit the site during the day.

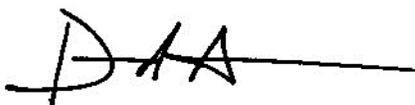
The City's zoning by-law does not have specific parking provisions for transitional housing. Provisions for an emergency shelter, which is the most comparable use for parking needs, requires 1 space for every 4 beds. Any parking that currently exists (41 spaces) will be maintained as parking. The existing parking agreements with the hospital will also be maintained. It is anticipated that there will be more than sufficient parking for the proposed use.

No changes are proposed for any of the existing easements or walkways into the site.

We trust that this additional information will assist in addressing the planning related comments and questions raised during the information meeting. The response does not include consideration of comments related to the operation of the facility. The County of Wellington will provide additional information regarding the relevant operational concerns regarding the transitional housing use.

Please contact the undersigned if you have any additional questions or wish to discuss further.

Yours truly,  
**MHBC**



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Partner



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