

Meeting Report

Purpose: Pergola Commons Open House

Project No.: 22189-1

Date: Tuesday, November 28, 2023

Time: 3:30p.m. to 7:30p.m.

SUMMARY

As directed by the City of Guelph, the mailing list for the Open House included 729 registered owners around Pergola Commons, and invitations were sent by mail on November 10, 2023. The invitation is attached as an appendix.

There were **approximately 60 attendees** at the Open House for Pergola Commons. The applicant team was available to answer questions and take feedback and shared a series of display boards that provided information about the application. Councillor O'Rourke and Councillor Chew were also in attendance for a portion of the event.

The discussion focused on the following matters:

- Height and density
- Design and site orientation
- Parking
- Traffic, site circulation and safety
- Public realm and amenity space
- Commercial uses
- Infrastructure and sustainability
- Project timeline

This meeting provided an opportunity to inform community members about the upcoming development proposal and continue to build the platform for further engagement throughout the process.

APPLICANT TEAM

NAME	TITLE
Joshua Butcher	First Capital REIT
Kara Green	First Capital REIT
Sony Rai	SvN
Oz Kemal	MHBC
Jocelyn Deeks	Bousfields Inc.
Roxy Shiell	Bousfields Inc.
Alex Smiciklas	Bousfields Inc.
Lewis Walker	Bousfields Inc.
Emily Ecker	BA Group
Hendrik Rolleman	BA Group

PRESENTATION MATERIALS

Several display boards were set up to share information about First Capital, the site, and the proposal. This included:

- 'Who we Are' about First Capital, highlighting recent relevant projects
- First Capital Environment, Social, and Governance (ESG) initiatives
- Site context, including information about Guelph transit in the area and the GO Bus line
- The Official Plan map, including the Clair-Maltby Secondary Plan boundary
- Proposal overview with key statistics
- Four 'Big Moves', relating to blocks and connections, the built form, landscape, and ground floor activation
- The phasing plan, site plan and ground floor plan
- Several views (including an aerial) capturing the proposal from Clair Road, the proposed east-west road, and the Poppy Drive connection

PROPOSAL OVERVIEW

The proposal at the time of the Open House included:

- Phase 1:
 - Tower A: 14-storey residential building
 - 1,333 square metre public park
 - 189 residential units
- Phase 2:
 - Tower B1 & B2: 14 and 10-storey residential building
 - 250 residential units
- Phase 3:
 - Tower C: 14-storey mixed-use building
 - 146 residential units
 - 884 square metres of retail
- Phase 4:
 - Tower D: 14-storey mixed-use building
 - 136 residential units
 - 966 square metres of retail

QUESTIONS AND COMMENTS

A broad range of feedback was shared during the Open House. These questions and comments are summarized below, and also includes feedback received via email prior to and following the Open House, between November 16 and December 1, 2023.

Theme	Feedback
Height & Density	<ul style="list-style-type: none">• Many comments regarding concern about the height and density, the potential impacts with so many new residents, and traffic issues it could create• A few questions about how the 14-storey height was decided upon, and why the proposal has to be that tall• A few comments that the proposal feels too urban, and is more similar to something you would see in Toronto or Mississauga• A few comments from residents that live at Gordon Square concerned about loss of north facing views and feeling closed-in/ crowded• Why are the majority of the buildings 14-storeys, shouldn't there be more variety?• Why can't the density be shared around the city, instead of focused on the Gordon-Clair node?• Will the proposed buildings create shadows?
Design & Site Orientation	<ul style="list-style-type: none">• Very encouraged by the proposal, it is a good location for these buildings• The architectural design could be improved upon• Interest in seeing more thematic ties back to Pergola Commons in the design elements

	<ul style="list-style-type: none"> • Could the taller portions of the site be oriented to the south?
Parking	<ul style="list-style-type: none"> • Many comments citing not enough parking proposed and concern about the removal of existing surface parking • Many comments concerned about trucks that currently park on the south side of Poppy Drive and block sight lines or access to the Gordon Square buildings: <ul style="list-style-type: none"> ○ Construction trucks for ongoing Gordon Square construction (third building) ○ Organics collection for Gordon Square ○ Truck drivers utilizing Pergola Commons commercial uses ○ Trucks hauling horse trailers for use in the nearby area • A few comments concerned about lack of parking in the general area; currently people park on Poppy Drive or are being ticketed • Where will retail users park? There won't be enough spaces for shoppers • Gordon Square residents and visitors often park at Pergola Commons currently (particularly in winter months) due to lack of parking supply in their buildings • Visitor parking should be convenient, easy for people to access, and ensure that overflow doesn't spill into residential streets • Some residents have more than one car and family/pets that require space
Traffic, Site Circulation & Safety	<ul style="list-style-type: none"> • Many comments concerned about congestion and traffic, noting that the Clair-Gordon intersection is a major pinch point travelling north • A few comments that the north-south crossing along Farley Drive at both Clair Road and Gordon Street have long pedestrian signal wait times, and there are high traffic areas without adequate crossing locations • A few questions regarding Gordon Street widening to four lanes, and what those dimensions will look like and how that will be accommodated in front of Gordon Square • Concern for traffic impacts along Poppy Drive and the Gordon Gardens entrance, will that become a signalized intersection? • Concern about vehicles speeding while turning onto Poppy Drive from Gordon Square and Farley Drive • Safety concern regarding vehicles travelling through the Gordon Street and Gosling Gardens intersection with drivers speeding and narrowing as the curb lane ends • Some drivers bypass Clair Road and Gordon Street and take Poppy Drive to avoid traffic • Concern over the volume of trucks and associated noise they make along Gordon Street
Public Realm & Amenity Space	<ul style="list-style-type: none"> • A few comments interested in the proposed park being larger and a suggestion that some of the outdoor amenity space could be consolidated to accommodate it

	<ul style="list-style-type: none"> • A few comments supportive of the stormwater management pond and connection with the proposed park/green space • A few comments that pet relief is a current issue for Gordon Square residents, and that it should be a consideration for this proposal • Interest in more landscaping on the north end of the site • The north-south connection through the site will be a good addition and make walking north to Clair Road safer • Suggestion to move the park further west away from the existing Dallan Park • Will the property south of Poppy Drive stay green/naturalized?
Commercial Uses	<ul style="list-style-type: none"> • Many comments concerned about what will happen to existing commercial tenants onsite and the loss of commercial uses, in particular the Cineplex • A few comments noted a lack of gas stations in the area • A few comments noted that the Cineplex and State and Main are well-used, and that there are a lot of amenities already in the area • A few comments suggesting more commercial uses in the proposal, particularly in Phases 2 and 3 to increase the livability and overall attraction to the area
Infrastructure & Sustainability	<ul style="list-style-type: none"> • How will these buildings be serviced? It's a lot of new development and the City's servicing capacity is already reaching a limit • Concern about the infrastructure and resources in the area being constrained, particularly road networks • Will there be green roofs? • Interest in the discussion around carbon and sustainability, and whether the project would be geothermal or only groundwater
Project Timeline	<ul style="list-style-type: none"> • Many questions on the timing of the proposed development and when the movie theatre would be demolished • Comfort knowing it will be 10+ years before any changes happen on the site • Why are commercial units not proposed in the first two phases? • What is the overall timing of the three phases? When should it be expected that each be built out? • What is the timing of the project in relation to the approval of the Clair-Maltby Secondary Plan, and how it impacts this project?
Other	<ul style="list-style-type: none"> • There was once a pergola on the site prior to development, large Italian community in the area • The economic power behind the proposed number of units and new residents is a very exciting prospect for the area • Will there be any affordable housing? • Concern about safety and crime in the area • When the site is redeveloped, there needs to be good property management on site

PROPOSAL UPDATES

Following the pre-submission application in December 2023, a revised application was submitted to the City of Guelph in August 2024 with key updates that reflect community feedback:

- Increase in parkland size from 1,333 to 1,800 square metres to address interest shown in having a larger park space onsite
- Increased setbacks on the west side of Tower A and C from 1.5 to 3.0 metres and increased overall distances between Tower A/B1 and C/D to address concerns related to shadow, light and views to the north
- Additional overall improvements to the north-south connection to improve pedestrian/public realm experience, including recessing loading docks in all four buildings
- Introduction of retail space in Building B and overall increase in retail space from 1,850 to 2,145 square metres to address interest shown in more commercial uses onsite overall, and particularly in earlier phases