

March 26, 2018

**NOTICE OF REVISED APPLICATION &
NOTICE OF CITY COUNCIL DECISION MEETING**

Council Decision Meeting:

Further to the Public Meeting held February 27, 2018, City Council will consider the application from Astrid J. Clos Planning Consultants for the property known as **75 Dublin Street North** at a special Council meeting:

Meeting Date: **Wednesday April 18, 2018**
Location: **Council Chambers, City Hall, 1 Carden Street**
Time: **6:00 p.m.**

Subject Lands:

The subject lands are located at the north-east corner of the intersection of Cork Street West and Dublin Street North. The subject property is approximately 0.15 ha in size with frontage along both Dublin Street North and Cork Street West. The subject property was formerly used for recreational purposes as tennis courts.

Purpose and Effect of Revised Application:

The purpose of the proposed Official Plan amendment is permit a five storey building where only four storeys is permitted. Originally the applicant proposed five storeys together with a 9 metre setback from the rear yard as well as from both Dublin Street North and Cork Street West for the 5th storey only. Following the public meeting on February 27th, 2018, the applicant submitted a revision to their application, also requesting that the Official Plan amendment contain wording that would require a Holding provision added to the zoning to only permit the 5th storey if the site received affordable housing funding to the City's satisfaction. The full detail of the proposed revision to the Official Plan amendment is included in Schedule 1 of this notice.

Purpose of the Meeting:

City Staff will be providing a recommendation to Council on this application at the upcoming meeting. You have received a copy of this notice as you either provided comments on the application or you provided your full name and mailing address on the Public Meeting sign-in sheet at the Public Meeting.

City Council Decision Meeting Notice

TO SPEAK AT COUNCIL OR PROVIDE WRITTEN COMMENTS:

1. If you wish to speak to Council on the application you **must** register as a delegation by contacting the City Clerk's Office, City Hall, **no later than Friday April 13, 2018 at 10:00 a.m.** in any of the following ways:
 - Register online at: guelph.ca/delegation
 - By Phone at **519-837-5603** or TTY **519-826-9771**
 - By Email at clerks@guelph.ca
 - In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
 - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1
2. If you wish to submit written comments to Council on the application you must submit the written comments to the City Clerk's Office, City Hall, **no later than Friday April 13, 2018 at 10:00 a.m.** in any of the following ways:
 - By Email at clerks@guelph.ca
 - In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
 - By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

Recording notification

Please note that public meetings form part of the public record and your words or images may be recorded. Recordings may be broadcast on a local TV channel, streamed online, and/or made available on the City's website.

Notice of collection

Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Information provided for or presented at a public meeting is considered a public record and may be posted to the City's website or made available to the public upon request.

Personal information, as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), is collected under the authority of the Municipal Act, 2001, and the Planning Act, R.S.O. 1990, c.P. 13, and in accordance with the provisions of MFIPPA.

For questions regarding the collection, use, and disclosure of this information please contact the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca

City Council Decision Meeting Notice

FOR MORE INFORMATION

Copies of the staff report will be available on Friday April 6, 2018 and may be picked up at the Planning Services Counter (1 Carden Street, 3rd Floor), or accessed on the City of Guelph website (Guelph.ca. under City Council, Agendas and Minutes, City Council) on or after this date.

For more information, including accessible formats, please contact the planner managing the file during regular business hours:

Katie Nasswetter

Senior Development Planner
Planning, Urban Design and Building Services
City of Guelph
1 Carden Street, Guelph ON N1H 3A1

(519) 822-1260, ext 2356
katie.nasswetter@guelph.ca

City Council Decision Meeting Notice

SCHEDULE 1 PROPOSED REVISION TO THE OFFICIAL PLAN AMENDMENT



March 13, 2018

Project No. 1227

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

Attention: Katie Nasswetter, MCIP, RPP, Senior Development Planner

**Re: Official Plan Amendment (OP1706)
Rykur Holdings Inc. - 75 Dublin Street North, Guelph**

In response to input received at the Public Meeting held on February 28, 2018 related to the owner-initiated Official Plan Amendment, Rykur Holdings Inc. is requesting that the additional policy shown on **bold** text below be added to this Official Plan Amendment request.

"Notwithstanding Schedule D: Downtown Secondary Plan Minimum & Maximum Building Heights the Maximum Building Height permitted for the 75 Dublin Street North property shall be 5 storeys. The 5th storey shall be setback a minimum of 9 metres from the rear yard and from the street lines of Dublin Street North and Cork Street West.

"Further, that the site-specific zoning provisions for the 75 Dublin Street North property shall include the use of Holding "H" provisions to ensure that affordable housing funded by Provincial and/or Federal programs will be provided to the satisfaction of the City in accordance with policy 7.2 b) of this Plan, prior to the Holding Zone being lifted by Council to permit the 5th storey."

For your reference I have included policy 7.2 b) from the Guelph Official Plan below;

"7.2 Affordable Housing

The City recognizes the importance of housing, including affordable housing, in meeting the needs of the City's existing and future residents.

Objectives

- b) To actively participate in, encourage and promote affordable housing opportunities funded by Provincial and/or Federal programs in conjunction with the Consolidated Municipal Service Manager (Service Manager) to ensure a supply of new affordable housing within the City."***

There are existing examples where Holding Zone provisions have been referenced in the Guelph Official Plan which are outlined below;

Example 1

"4.4.4.6 The City **may** use the **holding** provisions of this Plan to ensure that satisfactory verification of suitable environmental site condition is received as per policy 4.4.4.5.1."

City Council Decision Meeting Notice

PROPOSED REVISION TO THE OFFICIAL PLAN AMENDMENT (CONT'D)

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Example 2

"7.18.4.3 Infrastructure Requirements - Silver Creek Junction

The site-specific implementing zoning provisions **shall** include the use of **holding"H"** provisions to address required infrastructure improvements, including the Silvercreek Parkway/CNR underpass, other required road projects and traffic improvements, the remedial stormwater facility, related land dedications (ie. for roads, stormwater management, parks and open space) and the pre-requisite site plan approval and registration of the related agreement on title to the subject lands, prior to the redevelopment of the lands."

Example 3

"7.7.7.1 e) Impose a **Holding Zone** to ensure that conditions encouraging land use compatibility are implemented."

This Holding Zone proposal is outlined further in my Planning Report dated September 21, 2017 which was submitted to the City in support of the owner-initiated Official Plan Amendment.

What is new in this application?

Council asked what is new with respect to this Official Plan Amendment application. I would like to note the following:

- This is a new application under the Planning Act, advanced by the owner, rather than by or with City. I am advised by legal counsel that the City has an obligation to consider it in accordance with the requirements of the Act.
- A new Shadow Study was prepared by James Fryett Architect and submitted in support of this owner-initiated OPA application. This new Shadow Study was prepared based on the shadow review criteria established in the City of Guelph Decision Report Number 16-85.
- This owner-initiated Official Plan Amendment requires the use of a Holding Zone to ensure that the partial 5th storey of the building is only permitted if affordable housing funded by Provincial and/or Federal programs is provided, to the satisfaction of the City.

What is the definition of affordable housing?

Council also asked what the definition of affordable housing is.

Provincial Policy Statement

"Affordable: means

b) in the case of rental housing, the least expensive of:

- 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or*
- 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area."*

Guelph Official Plan

"Affordable Housing means:

- b) in the case of rental housing, a unit for which the rent is at or below the average market rent of a unit in the City of Guelph."*

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PROPOSED REVISION TO THE OFFICIAL PLAN AMENDMENT (CONT'D)

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City of Guelph Decision Report Number 16-85 dated November 28, 2016

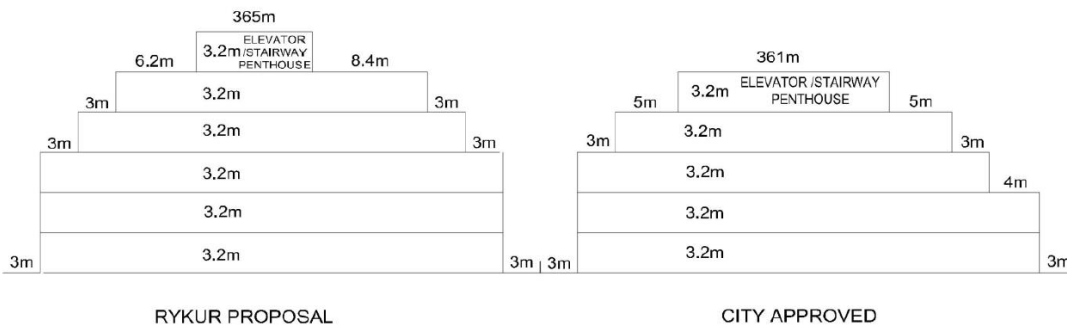
"The 75 Dublin Street North project was awarded funding to assist in the development of 20 targeted senior rental one bedroom units. Maximum rents that can be charged for these units is 80% of the prevailing CMHC average rents for Wellington County. For 2015 that rent would be \$708.00 per month for a one-bedroom unit. To ensure that any affordable rental housing units are made available to low to moderate income households, gross tenant household income targets will be established by the County (at \$708 monthly rent, **the expected target income would be \$34,000**). Potential residents must provide proof of current annual income via pay stubs, previous years tax returns, confirmation of pension or disability income etc." (page 12)

The previous Investment in Affordable Housing (IAH) funding allocated to Rykur Holdings Inc. for the subject property has now been reallocated. Rykur Holdings Inc. would like to have the approvals in place for a shovel ready affordable housing project to be ready for future Provincial and/or Federal affordable funding programs.

Building Height Comparison

Council requested a diagram comparison of the Rykur Holdings Inc. proposed zoning vs. the staff recommended and Council approved zoning for 75 Dublin Street North. Please find this comparison diagram provided below:

BUILDING HEIGHT COMPARISON



Thank you for the opportunity to revise this application and to respond to input received at the February 28, 2018 Public Meeting for application OP1706.

Yours truly,

Astrid Clos, MCIP, RPP

cc: Tom Lammer, Rykur Holdings Inc.
Scott Snider, Turkstra Mazza Associates

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