



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.i."

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."*

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

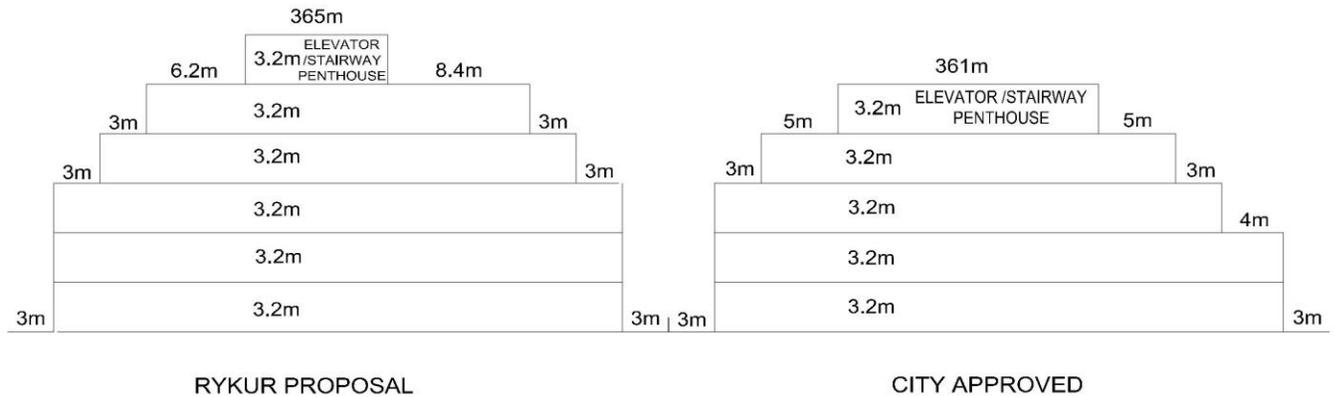
*“The 75 Dublin Street North project was awarded funding to assist in the development of 20 targeted senior rental one bedroom units. Maximum rents that can be charged for these units is 80% of the prevailing CMHC average rents for Wellington County. For 2015 that rent would be \$708.00 per month for 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