

- ADDENDUM -
- GUELPH CITY COUNCIL MEETING -
- May 7, 2012 -

316 Waterloo Avenue: Proposed Zoning By-law Amendment (File: 23T-88009/ZC1203) – Ward 4

Correspondence:

- Petition received from residents of 281 Bristol Street with 17 Signatures

148-152 Macdonell Street: Proposed Official Plan Amendment & Zoning By-law Amendment (Files: OP1104 & ZC1114) – Ward 1 (Consent A-3)

Staff Presentation – Stacey Laughlin

Delegations:

- William Sleeth
- Aidan Ware
- Dave Sills
- Tony Darmon
- Stan Kozak

Correspondence:

- Jeff Buisman
- Jane Burpee
- Mike Davies
- David Picard
- Tony Darmon
- Stan Kozak
- Eric Montgomery
- Lorraine Pagnan

PETITION AGAINST RECEIVED
REZONING OF 361 WATERLOO AVENUE MAY - 3 2012
CITY CLERK'S OFFICE

We, the residents of 281 Bristol St. are opposed to the rezoning of the property at 361 Waterloo Ave., Guelph, Ontario. Dated April 30, 2012.

NAME	SIGNATURE
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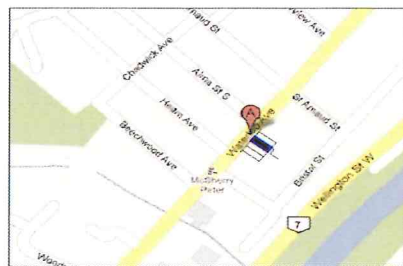
17 Signatures Received

Presentation Submitted by Jeff Buisman

316 WATERLOO AVENUE



LOCATION



REQUEST

- ALLOW A SECOND RESIDENCE
- ALLOW A REDUCED SIDE YARD

- QUESTION OR COMMENTS?

From: Jane Burpee
Sent: May 3, 2012 3:03 PM
To: Mayors Office
Subject: concerns about the 148-152 Macdonell Street Proposal

Dear Ms Mayor Farbridge,

I am writing to voice my concerns about the 148-152 Macdonell Street Proposed Official Plan Amendment & Zoning By-law Amendment (Files OP1104 & ZC1114) in Ward. My main reason of concerns is the proposed height of the building. I vehemently oppose any new building in the downtown core that would be over 12 storeys. Regardless of this strong personal view, I notice that the building plans for this building do not conform even with the downtown plan that was passed last week (it is 20 stories, has a larger floor plate, does not step in at the 6th and 12 floors, etc).

I would like to stress how completely unattractive this proposed big box design is included in their proposal. It has no redeeming aesthetic look or feel and certainly no historical references that would make it suit being located in our beautiful downtown.

I understand that the proposal does not include any sustainability features as per the cities own plans for energy.

I feel that the process is shady at best. It looks like building has already started. The infrastructure is already going in to the ground before the required environmental assessment is to take place under the new downtown plan.

Certainly, I have not felt that there has been enough opportunity for community input into the design of this building.

Please do not approve this proposal as it stands. Require that they lower the height. Require that there be more input in to the design.

Please save our city from skyscrapers of questionable aesthetic design. Approve 12 story at most. Please. And if you can please wait until the heritage Conservation Analysis has taken place so that our city learns and understands the full ramifications of such irreversible decisions.

Jane

From: Mike Davies
Sent: May 7, 2012 8:52 AM
To: Mayors Office
Subject: Proposed Condo Tower

Howdy Mayor Farbridge,
I don't know that a condo tower of this magnitude in the down-town core is such a great idea.
Best,
Mike D

From: D.Picard
Sent: May 4, 2012 1:44 PM
To: Ian Findlay; Andy VanHellemond; Mayors Office
Subject: Monday's vote on ammendment to the city plan

There's been a lot newsprint recently regarding the building of the 18 story building at the corner of Macdonell and Woolwich. The city can have their cake and eat it too.

By encouraging development downtown, the developers has purchased and have plans for numerous downtown buldings. Now, all counsel has to do is adhere to the height requires, established years ago, to retain the historic character of the downtown area. In my opinion this is paramount. The developer(s) will make their money whether it's 10 stores or 18 stores.

Guelph needs to retain its character. Development will come because of it.

Thank you David Picard

From: TONY DARMON

Sent: Thursday, May 03, 2012 11:39 AM

To: Andy VanHellemond; Ian Findlay; Jim Furfaro; June Hofland; Maggie Laidlaw; Cam Guthrie; Gloria Kovach; Leanne Piper; Lise Burcher; Todd Dennis; Karl Wettstein; bobbell.@guelph.ca

Subject:

Dear councillors. With regard to this present setting development coming to council this monday, I want to suggest that in order to help envision the true impact of this 20 storey(including utility floors) structure on the downtown, as you come and go over the next few days, find the co-operators builing on the skyline and imagine another one on top of it. Then ask yourself if you are confident that it is a desireable change.

I would also urge you to seriously consider the fact that no case is known where a city won at the OMB where an adjacent property had set precedent. Keep in mind that the owner of the hotel on Macdonnel st has indicated he would like to build an 18 storey hotel there. How much will it cost to stop that at the OMB? Could it be stopped?

Bird's eye view models are deceptive....we're not birds...We're citizens walking and driving on the streets where this is proposed. I don't believe this site can be called peripheral to the core.

Then look at the Park Mall tower (13 storeys?) and ask yourself how much worse it would be with 6 more storeys....and Cardigan St with 8 more storeys. Cardigan could be considered peripheral if this proposed site is, yet it is considered a serious mistake.

Is this another one? The building doesn't look that much different...except it is much higher, and maybe in a more significant location.

Thanks for listening.

Tony Darmon

May 7, 2012

Re: Development Proposal for 148 MacDonnell

Stan Kozak, Allan's Mill Pond Neighbourhood group

Background

Allan's Mill Pond Neighbourhood Group expressed its position on the Downtown Secondary Plan (DSP) favoring a cap of ten storeys for building in the downtown with additional storeys dependent on design, sustainability and community scale factors. There was considerable scope for support of increases in height and density within that position.

Council chose to approve the DSP with many members referring to their reluctance to tinker with details that might interfere with the overall approach. This proposal, being the first to come under the sway of the DSP has important implications for this site and future ones.

Relation of 148 MacDonnell Proposal to the Downtown Secondary Plan

It is clear that without the impending intent and provisions of the DSP, this proposal did not in any way comply with the previous Official Plan for this area. It got to this stage based on the pending DSP. It is therefore essential that the DSP be applied fully to its review. You should not cherry pick which parts of the DSP apply and which do not because this proposal was rushed through. References to this project were made repeatedly in last week's deliberation over the DSP. Now apply it.

DSP Principles and Provisions of Relevance

Principal 8 Build Beautifully refers specifically to the practices of floor plate maximums and setbacks.

Page 7 DSP staff report *desire to limit floor plate size are a factor in taller buildings contributing to Guelph's profile -will play an important role in achieving good design in the early years*

Page 31 DSP *The massing and articulation of buildings taller than six storeys shall moderate their perceived mass and shadow impacts, provide appropriate transitions to areas with lower permitted heights, and contribute to a varied skyline in which the Church of Our Lady is most prominent. Generally, the maximum floorplate of any floor above the sixth storey, where permitted, shall be 1,200 square metres. Furthermore, the floorplates of floors above the eighth storey, where permitted, generally shall be a maximum of 1000 square metres and should not exceed a length to width ratio of 1.5:1.*

Page 49 DSP *The visual impact of long buildings should be broken up with vertical recesses or other architectural articulation;*

Analysis of Excesses of the Proposal in terms of the DSP

	<i>DSP</i>	<i>148 MacDonnell</i>	<i>Discrepancy from DSP</i>
<i>Height</i>	<i>18 storeys</i>	<i>20.5 storeys (podium 2.5, building including mechanicals 18)</i>	<i>2.5 storeys over 12.5 % over</i>
<i>Floor Plate</i>			
<i>Floors 7 and 8 (above 6 storeys)</i>	<i>1200 m2</i>	<i>1285 m2</i>	<i>7% greater</i>
<i>Floors 9 to 16 (above 8 storeys)</i>	<i>1000 m2</i>	<i>1285 m2</i>	<i>28% greater</i>
<i>17 and</i>	<i>1000 m2</i>	<i>1055 m2</i>	<i>5 % greater</i>
<i>18th floors</i>	<i>1000 m2</i>	<i>932.2 m2</i>	<i>7% smaller</i>
<i>19 and 20th floors</i>	<i>0</i>		

The lack of floor plate adherence to the DSP results in 44% of the tower exceeding the design by nearly a third. This impact on massing grossly violates Principle 8 of the DSP. We request that the proposal be modified to reflect Principle 8 of the DSP.

Applying Tools for Better Design

Council opted not to apply the practice of bonusing to this site to impact design. The proposal will generate significant development charges.

It is recommended that use of development charges and other tools be used to positively influence the design of this proposal which is identified as being a signature building for the city and one that will impact future downtown development proposals.

Neighbourhood Traffic Impact

The staff report suggests that traffic as a result of the proposal will not have impact on neighbourhoods. This comes as little consequence since cut through levels already exceed traffic planning numbers for the AMP neighborhood.

Accordingly we would request that council direct staff to devise with the community, solutions that will eliminate cut through traffic to address the imbalance that currently exist and can only deteriorate further as each new downtown development proposal is approved.

Thank you.

From: Eric Allen Montgomery
Sent: May 7, 2012 10:41 AM
To: Mayors Office
Subject: 18 story proposal

Good morning Your Honour,

I am writing with my concerns regarding the proposed 18 story apartment tower, and subsequent equivalent developments.

I have lived in Guelph for 4 years now, drawn by the unique community, and the beauty of the city – especially it's downtown core, with it's blend of historic architecture. There are really only two major eyesores downtown (although there are several lesser ones) – the Cooperators Building and the apartment tower at Quebec and Norfolk. Both of these stick out like sore thumbs as you descend into the city centre from the university district... and they are both HALF the height of the newly proposed apartment tower. The 12 story (?) apartment towers that already bookend the downtown core, on Cardigan and Neeve, also already serve as markers as to how high is "too high", not to mention how drab architecture takes away from the beauty and vitality of the city.

Over the last 4 years I have heard Guelph lauded for it's vision, for it's beauty, for it's community awareness. There have been many examples where it has been held up as a top ranking city to live in... and none of those cite it's lack of towering edifices as a bad thing. Quite the contrary, it is it's low to medium rise buildings that keep its sense of human scale, and generate comments on how "comfortable" and "European" it feels for a small Canadian city.

Why the city council has seen fit to ignore the existing building height restrictions and okay this project is beyond me. It is short sighted to say the least, looking for a quick fix of tax revenues and paving the way to Guelph echoing Milton and Oakville as "just another" sprawling dense Commuter City rather than the gem that it has, for the most part, been recognized as until now.

In years to come this moment will be looked back upon as a turning point in Guelphs history – and not one in a good direction.

I should note, that for all that I have been following this debate on-line for weeks now, it was only this past week that I'd seen images of the proposed building. That is in no way, shape, or form an example of the cities vision of "building beautifully", or, as Aidan Ware stated, a "state of the art architectural landmark". Without seeing details of materials proposed in it's construction, that might add *some* character, it comes across as plain and ugly. The stepped lower levels begin to add some interest but the massive garage doors dwarf the facade, and the rest looks like 80s and 90s re-hash of what has gone before in Toronto and Vancouver.

There so many examples of interesting and forward thinking architecture out there in the world, especially in low to medium height designs - think Paris, Barcelona, Amsterdam, so many areas of Eastern Europe that have been rebuilt since the Wall came down - even aspects of Toronto and Vancouver (I'm thinking the Distillery District and Whychwood Barns in Toronto, and Arthur Ericksons iconic Waterfall Building and many of the surrounding mid-rise developments along False Creek and Granville Island). Why anyone would see this drab and unimaginative blight on the skyline as a move forward is beyond me.

There are indeed people who would love to live in the downtown core, and yes, it would be a great benefit to the city for it to wrestle the "student vibe" to a manageable level, but this can be done with style, and care, not to mention at least a nod to LEEDS considerations and green architecture. There is no need to stack them like bland sardine cans. A development that echoes the fantastic blend of historic and contemporary that is embodied in the new city hall (all 4 floors of it!) or to a lesser extent, in the imminent Market Commons condos (Waterloo and Gordon

across from the farmers market) would be a welcome addition to the city, both in this location, and in the many that are awaiting their fate at the hands of greedy and shortsighted developers.

I also question the push for this as a solution to the downtown areas business woes. There are already several sites sitting with "awaiting development" signs on them that have sat for so long the paint has faded - the proposed "9 story" beside Counselor Findlays video store being a prime example, as is the >gap< where the family Thrift store stood on Wyndham. Where are the crowds of investors for THESE sites?

There is no question the city can and will benefit from developing the down town core - this can and should be done. Bringing in a larger down town residency population is also welcome. But please, may it be done thoughtfully, with great consideration to both the cities past, and to its future.

I can only hope that tonight, when the city councilors decide what they would like to be remembered for by future generations, that they choose a beautiful and forward thinking vision.

My thanks for your time and consideration.

Eric Allen Montgomery

Dear Mayor and Councillors,

I would like to ask council to please cap the height of the proposed development at 148-152 MacDonald Street at 12 storeys.

Thanks for your time
Lorraine Pagnan