

COUNCIL PLANNING AGENDA



DATE Monday, April 30, 2012 7:00 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

O Canada

Silent Prayer

Disclosure of Pecuniary Interest

PRESENTATION

- a) Presentation to skier Erin Mielzynski, 2012 World Cup Ski Winner

CONSENT AGENDA

"The attached resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution."

COUNCIL CONSENT AGENDA			
ITEM	CITY PRESENTATION	DELEGATIONS (<i>maximum of 5 minutes</i>)	TO BE EXTRACTED
A-1) Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan	David DeGroot	<ul style="list-style-type: none">• Marty Williams, DGBA• Tom Lammer• Rob Butler, Guelph Animal Hospital• Mike Abdelmalk• Lloyd Longfield, GCC• Pamela Kraft, Arthur EMPC Four Limited• Maria Pezzano, TWRA• William Sleeth, TWRA• Lee Piccoli, Fusion Homes• Dan Leeming, Fusion Homes• Unto Kihlanki, INTBAU Guelph <p><u>Correspondence:</u></p> <ul style="list-style-type: none">• Rob Butler• Maria Pezzano/William Sleeth, TWRA• Brenda Aherne• Alan R. Patton, for	✓

		<p>Ayerswood Development Corp.</p> <ul style="list-style-type: none">• David Picard• Adrienne Crowder• J. Akerstream• Colleen Lichti & Kathy Sickie• Brenda Vieth• Jennifer Sumner• Claudio Balbinot• Beate Schwirtlich• Robin deBled• Elizabeth Gray• Jane Burpee	
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ANNOUNCEMENTS

ADJOURNMENT

CONSENT AGENDA

April 30, 2012

Her Worship the Mayor
and
Members of Guelph City Council.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda will be approved in one resolution.

A Reports from Administrative Staff

REPORT	DIRECTION
<p>A-1) PROPOSED OFFICIAL PLAN AMENDMENT 43: DOWNTOWN GUELPH SECONDARY PLAN</p> <p>THAT the Planning, Building, Engineering and Environment Report No. 12-49 entitled <u>Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan</u>, dated April 30, 2012, be received;</p> <p>AND THAT Official Plan Amendment No. 43, initiated by the City of Guelph, to incorporate a Secondary Plan for Downtown, mapping and associated definitions into the Official Plan, be adopted in accordance with Attachment 1 – Official Plan Amendment 43;</p> <p>AND THAT 'cash-in-lieu of parkland' revenues arising from Downtown redevelopment be directed towards the purchase of additional parkland on the south side of Wellington Street between Wyndham Street and Gordon Street;</p> <p>AND THAT the funding for the acquisition of additional parkland on the south side of Wellington Street between Wyndham Street and Gordon Street be identified in 2013 ten year capital forecast for the year 2022.</p> <p>Attach.</p>	<p>Approve</p>



envision GUELPH ▶ downtown

Council Meeting
April 30, 2012

guelph.ca/downtownplan



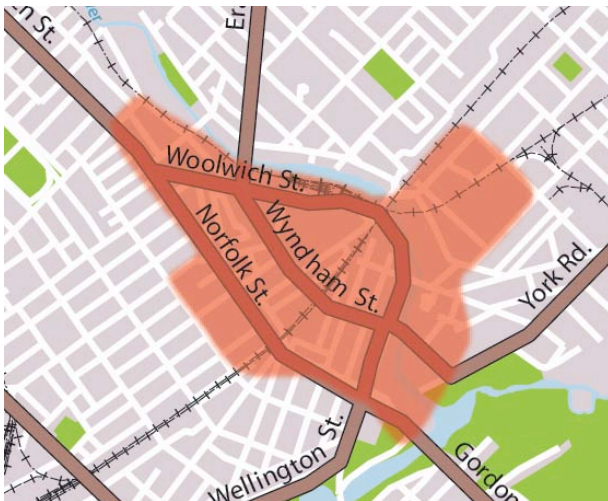
There is a renewed commitment to grow downtown.

UGC Growth Target to 2031:
150 people and jobs per hectare

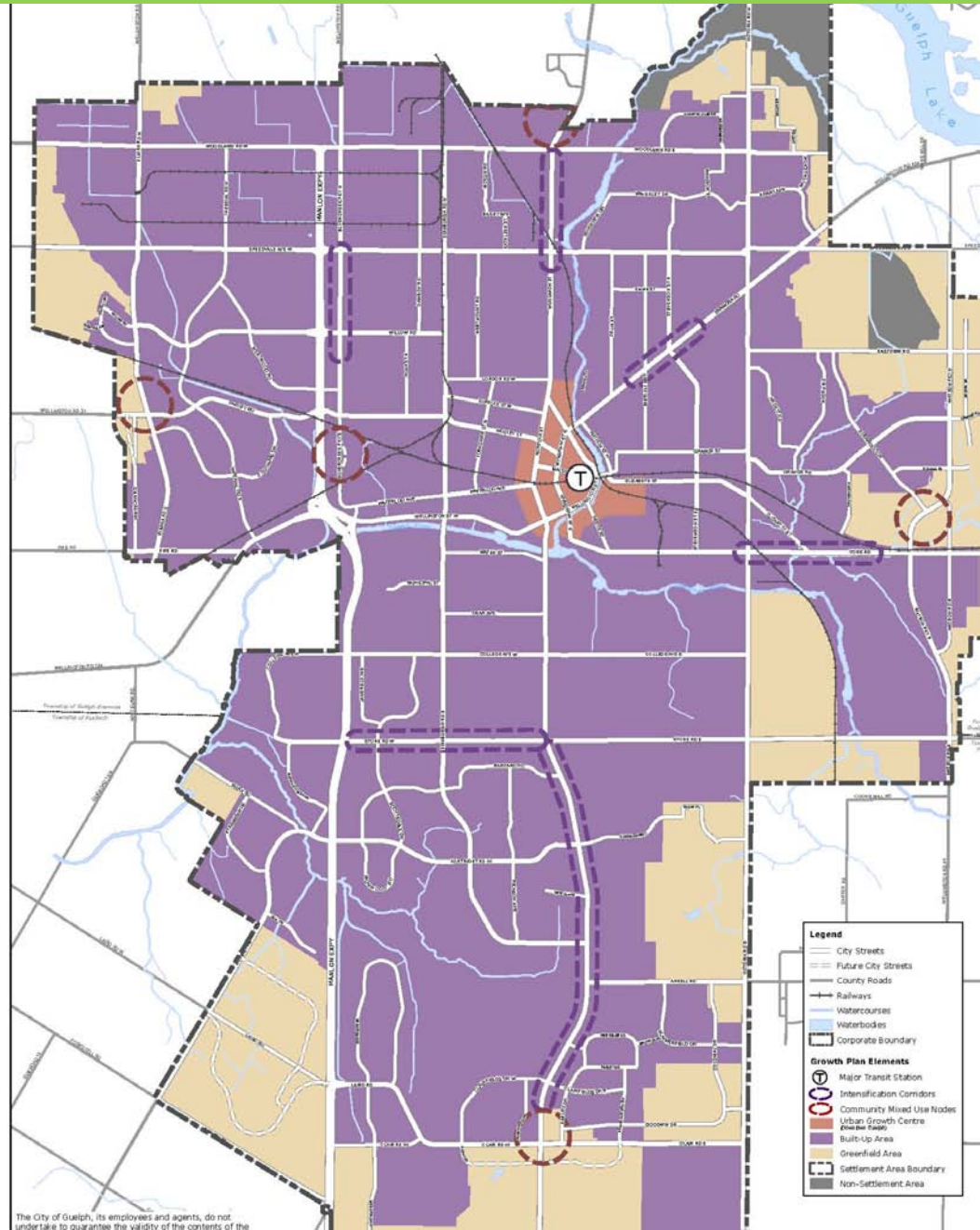
Today:
96 people and jobs per hectare

City's Downtown Growth Targets:

- 8,500 residents
- 7,500 jobs



(Growth Plan for the GGH)



Downtown Secondary Plan

**Local Growth
Management Strategy**



OPA 39: Set targets for growth

**Urban Design
Action**



**Emphasised the importance of
design for intensification**

Community Energy Plan



**Density can help meet long-term
energy goals**

Culture Master Plan



**A different approach to parkland in
urban settings**

**Prosperity 2020 Agri-
Innovation Cluster**



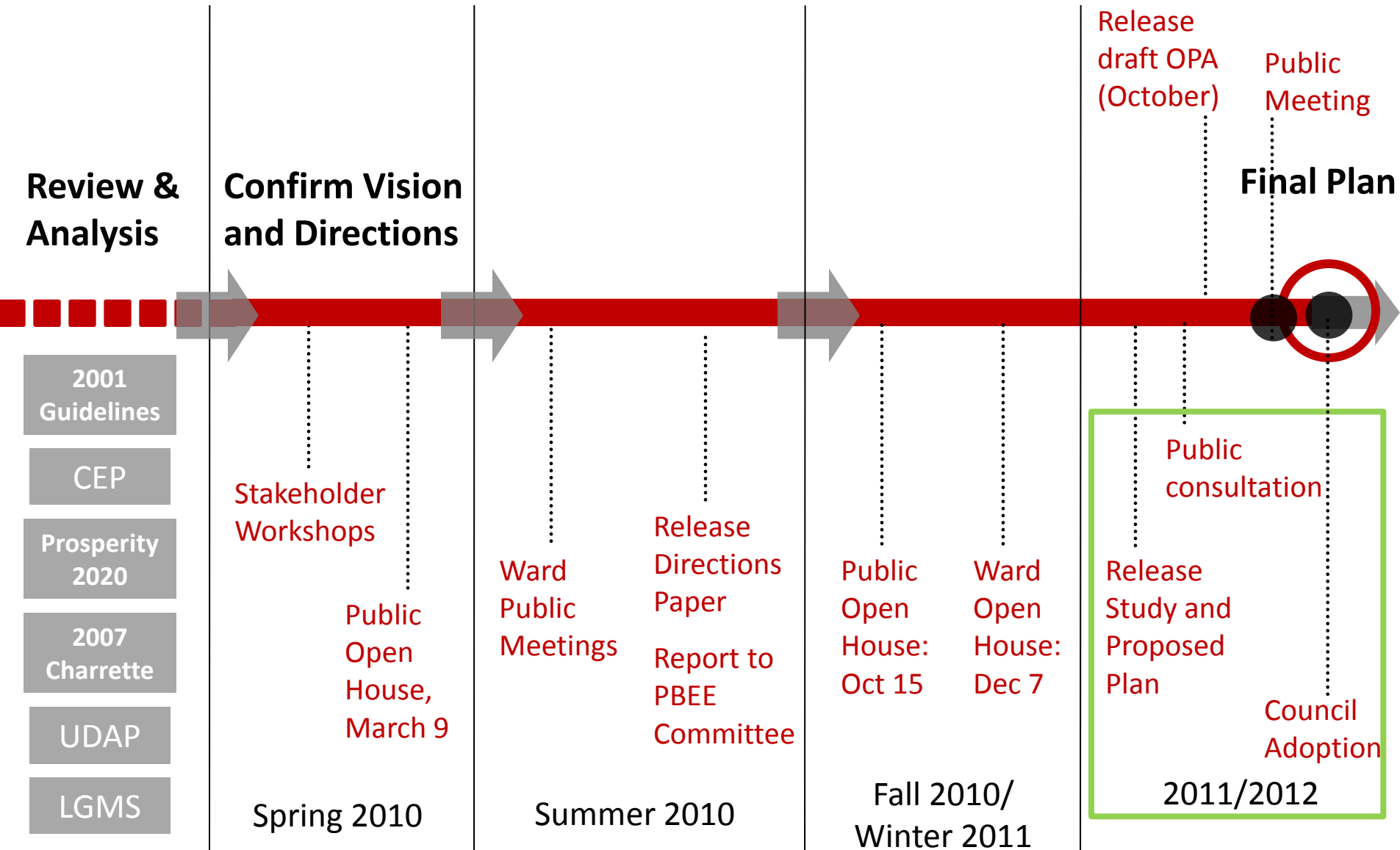
**Investment in Downtown is
investment for Guelph**

River Systems Management



**Recognizing the importance of the
Rivers**

The Planning Process





1. Vision

2. City-wide Benefits

3. Balance

1. Vision

Downtown Guelph

A distinct and vital urban centre nestled against the Speed River, comprised of beautiful buildings and public spaces, and surrounded by leafy neighbourhoods, where people live, work, shop, dine, play and celebrate.

Vision and Principles

**Celebrate
What We've
Got**

**Embody
Guelph's Green
Ambitions**

**We Come
Together Here**

**Set the Scene
for Living Well**

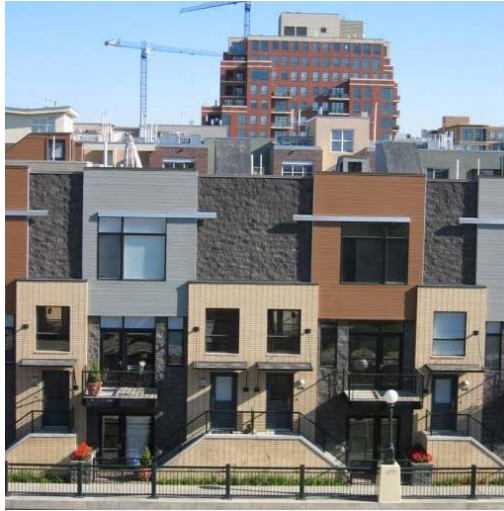
**Make it Easy to
Move Around**

**Build
Beautifully**

**Reconnect with
the River**

**A Creative Place
for Business**

Setting the Scene for Living Well



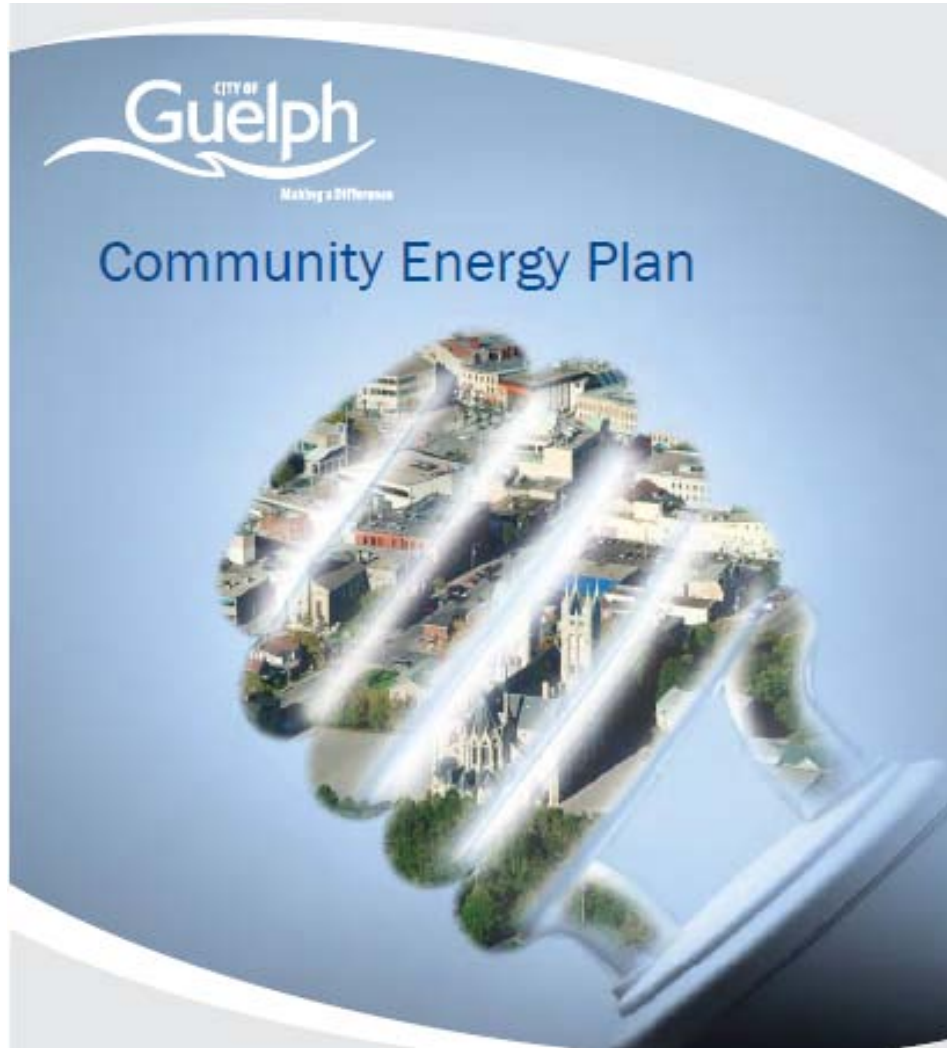
Downtown needs to be a livable neighbourhood

Reconnect with the River



Leverage growth to improve the relationship

Embody Guelph's Green Ambition



Anticipate district energy opportunities

Building Beautifully



Design excellence will be a key to success

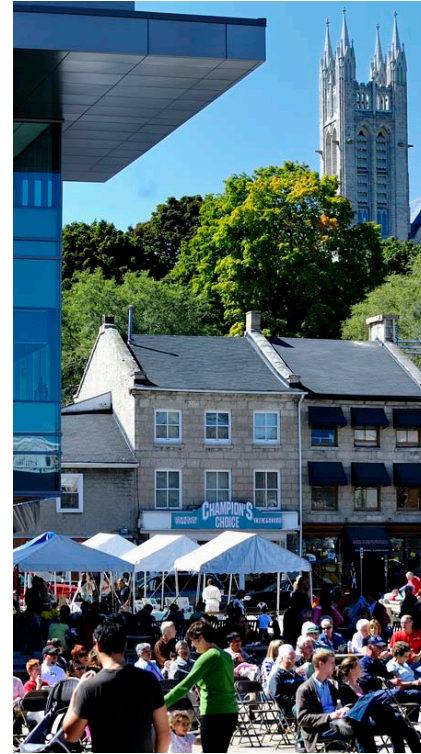
2. City-wide Benefits



**More heritage
assets renewed**



More jobs



More visitors



**More energy
efficient and
sustainable
ways to live**

City-wide Benefits



More public space



**More people
taking transit**



**More trails and
active
transportation use**



**Fewer
contaminated
properties**



3. Balance

Balance: Growth in the historic core

Supporting and protecting the historic character of downtown with need to responsibly and thoughtfully plan for growth.



Balance: Growth in the historic core

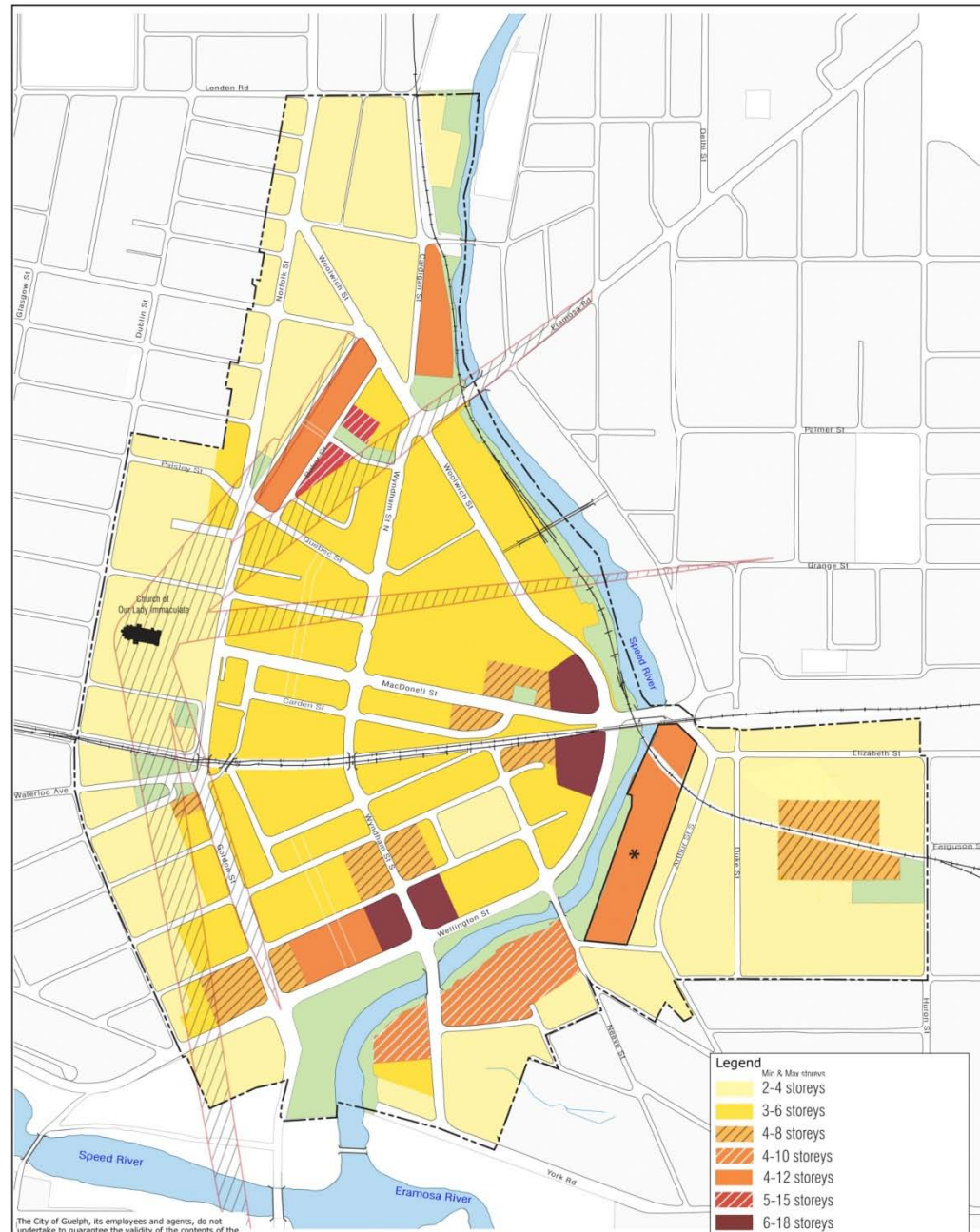
- Massing study was completed as background to the creation of the policies. This was refined.
- Creating an Urban Design based vision to realistically accommodate growth
- Creating a Guelph-specific approach and response to Guelph's context



2010 Massing Study which has been further refined

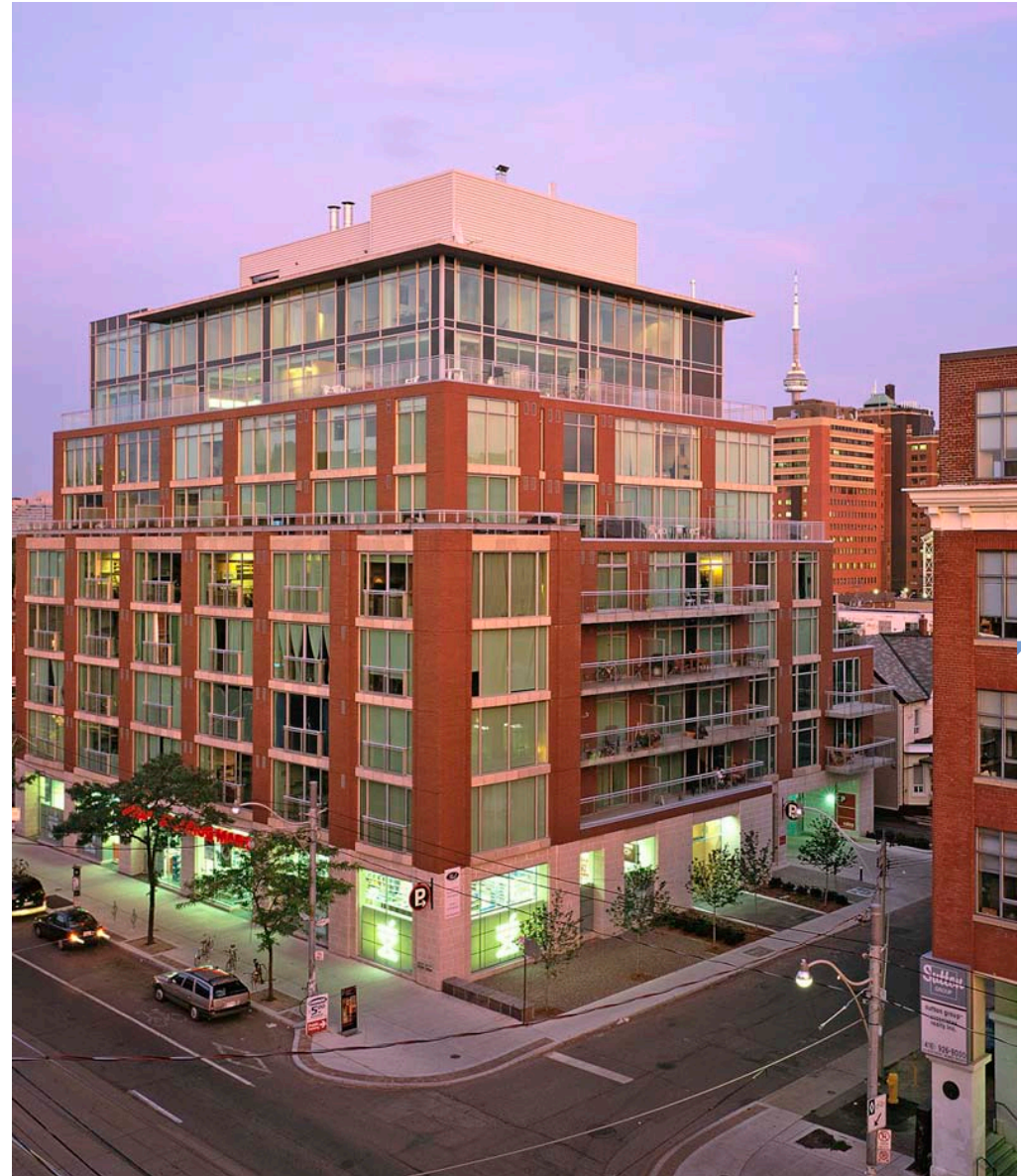
Balance: Growth in the historic core

- Max. 3-4 storeys in low-rise neighbourhoods
- Max. 6 storeys in the historic core
- Taller buildings at the periphery
- Tallest buildings at key locations
- Views to Our Lady protected



Balance: Flexibility and Certainty

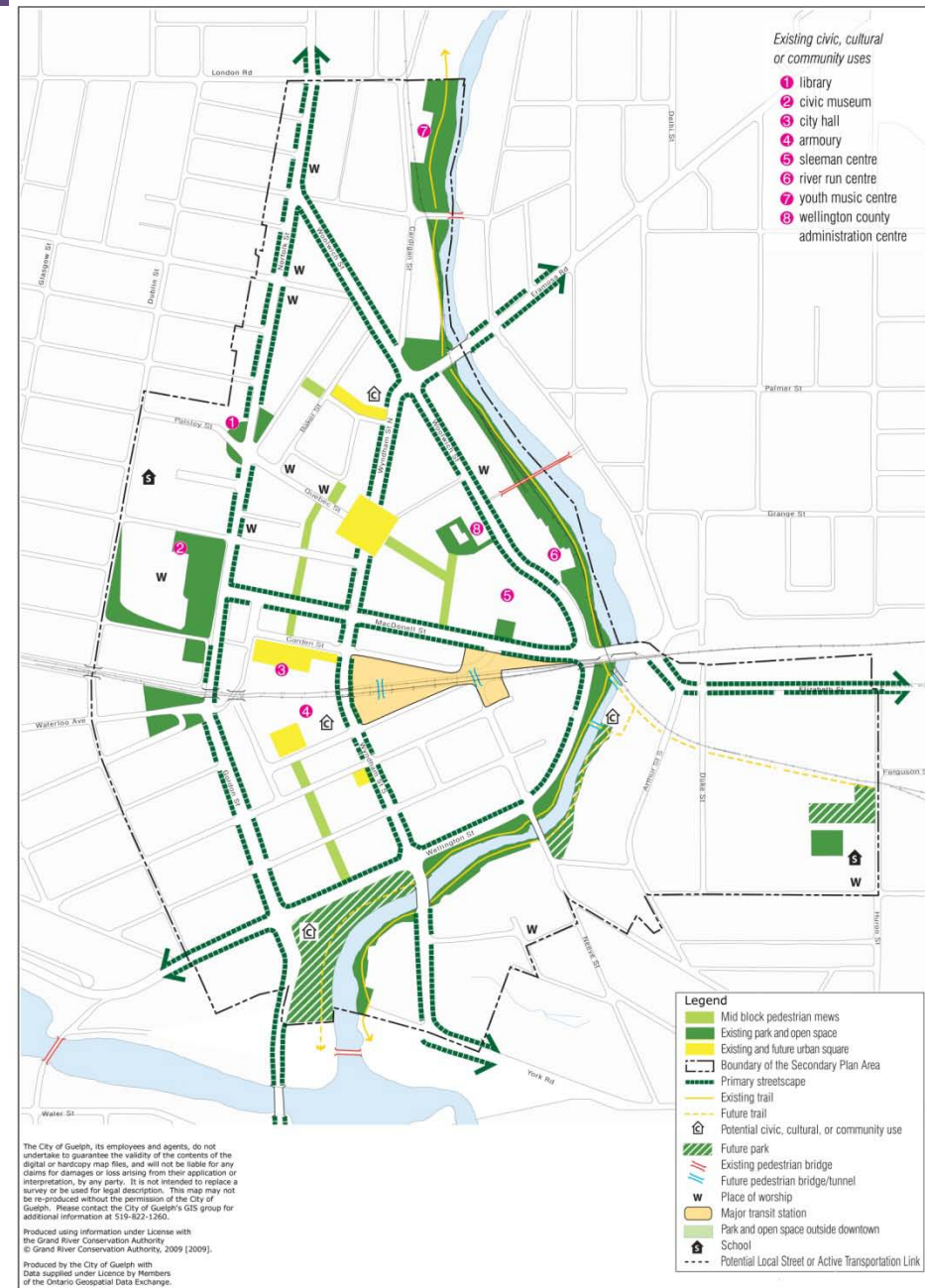
- Stepbacks above the 4th or 6th storey
- Max. 1200 sq m floorplates above the 6th floor
- Max. 1000 sq m floorplates above the 8th floor
- The plan provides some additional flexibility regarding these built form criteria in order to allow for alternative ways to meet the intent of these policies



Balance: Growth and an improved public realm

Key Elements

- St. George's Square Master Plan
- Macdonell redesign
- New urban open spaces
- 2 new riverfront parks
- 1 new neighbourhood park
- Programming Strategy



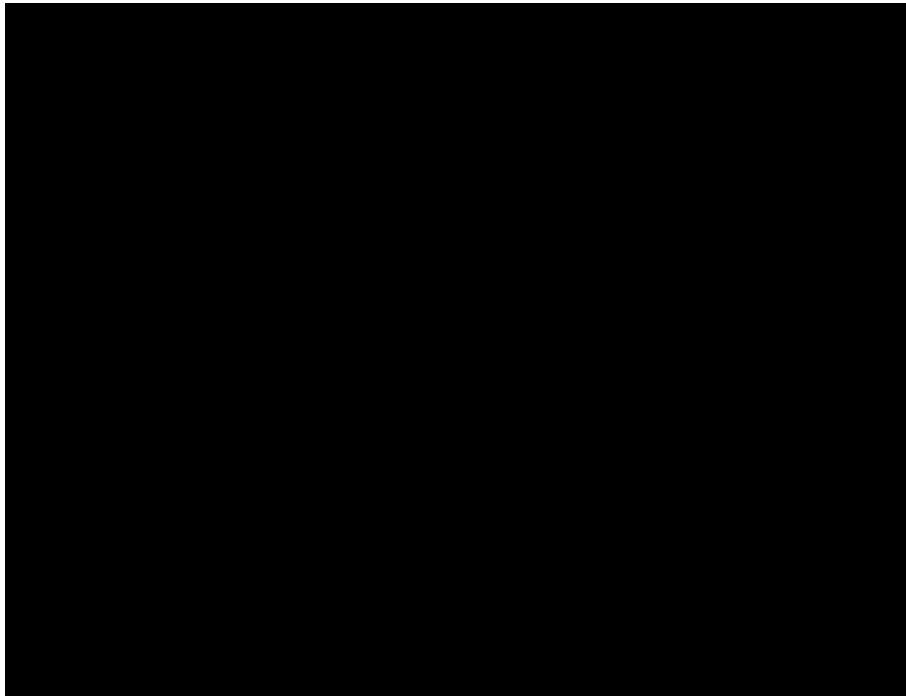
Balance: Growth and an improved public realm

- City-building opportunity
- Long-standing desire to improve visual and physical public access to the river
- Helps meet parkland target downtown
- Changes made to provide certainty and clarity:
 - Flexibility around park development timelines
 - More certainty provided acquisition date (i.e. funds available 2022)

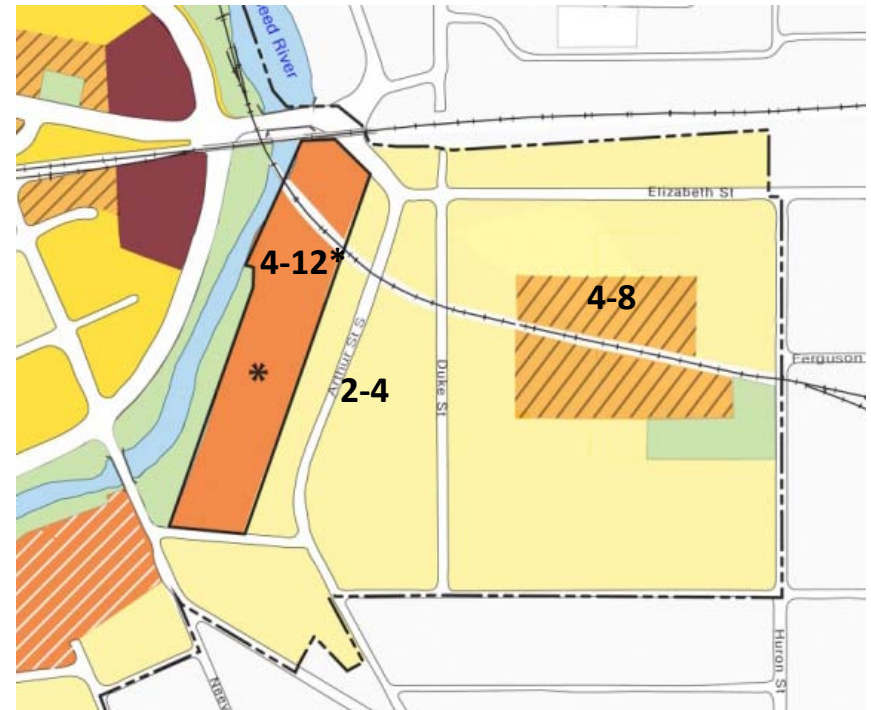


Balance: Growth and the Ward Neighbourhood

- Recognition of unique character
- Area-specific objectives
- Urban Design Master Plans required
- Design Principles for 5 Arthur Street
- More Flexibility on height no change regarding density-- Flexibility to achieve the best built form



LAND USE



HEIGHTS

*= site specific policy

Key implementation tools and initiatives

- Zoning update
- Brownfield and Downtown CIPs
- Height and density bonusing (limited)
- Partnerships – developers, institutions, businesses, community/cultural groups
- Special studies – parking, heritage, Farmers' Market, St. George's Square...
- Public realm investments
 - Library + parking + square
 - Wilson Street parking structure
 - Upper Wyndham
 - Macdonell reconstruction
 - St. George's Square
 - Riverfront park

**The Downtown Implementation Strategy
will identify priorities.**

Staff recommendations

“THAT the Planning, Building, Engineering and Environment Report No. 12-49 entitled Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan, dated April 30, 2012, be received;

AND THAT Official Plan Amendment No. 43, initiated by the City of Guelph, to incorporate a Secondary Plan for Downtown, mapping and associated definitions into the Official Plan, be adopted in accordance with Attachment 1 – Official Plan Amendment 43;

AND THAT ‘cash-in-lieu of parkland’ revenues arising from Downtown redevelopment be directed towards the purchase of additional parkland on the south side of Wellington Street between Wyndham Street and Gordon Street;

AND THAT the funding for the acquisition of additional parkland on the south side of Wellington Street between Wyndham Street and Gordon Street be identified in 2013 ten year capital forecast for the year 2022 .”

COUNCIL REPORT



TO **Guelph City Council**

SERVICE AREA Planning, Building, Engineering and Environment
DATE April 30, 2012

**SUBJECT Proposed Official Plan Amendment 43: Downtown
Guelph Secondary Plan**

REPORT NUMBER 12-49

SUMMARY

Purpose of Report

This report provides a staff recommendation for the City-initiated Downtown Guelph Secondary Plan to approve an Official Plan Amendment which will establish a Secondary Plan for Downtown that provides a comprehensive vision, principles and policy framework to manage land use change in Downtown to the year 2031.

- To provide a summary, analysis and response to public and stakeholder input received at the public meeting and thereafter.

Council Action

To consider adoption of Official Plan Amendment 43: Downtown Guelph Secondary Plan Amendment.

RECOMMENDATIONS

"THAT the Planning, Building, Engineering and Environment Report No. 12-49 entitled Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan, dated April 30, 2012, be received;

AND THAT Official Plan Amendment No. 43, initiated by the City of Guelph, to incorporate a Secondary Plan for Downtown, mapping and associated definitions into the Official Plan, be adopted in accordance with Attachment 1 – Official Plan Amendment 43;

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BACKGROUND

It has long been the City's objective to attract more development and more people Downtown, to keep it vital and create an environment that enhances Guelph as a place to live, work and visit. The Secondary Plan for Downtown Guelph is a key update to the land use policy framework and provides a comprehensive vision, principles and policy framework to manage land use change in Downtown to the year 2031.

Some of the key inputs for the policy framework of the Downtown Guelph Secondary Plan are:

- The issuance of the Provincial Growth Plan for the Greater Golden Horseshoe in June 2006.
- The City-wide growth management strategy and urban structure as established through Official Plan Amendment (OPA) 39. Specifically, OPA 39 generally defined the limits of the Downtown Urban Growth Centre (UGC), which includes the historic 'Central Business District' and a portion of the St. Patrick's Ward Community. OPA 39 also established a density target of 150 people and jobs per hectare for the UGC and states that the specific boundaries and detailed policies for the UGC will be developed through a Downtown Secondary Plan. OPA 39 was approved by the Provincial Government on November 20, 2009 and is in full force and effect.
- The Urban Design Action Plan (UDAP) was adopted by Council on May 2009. The Plan highlights the importance of urban design in all matters related to the planning and development of the city. It focuses on the Downtown, as well as other key areas such as community nodes and intensification corridors.
- In July 2010, OPA 42 was adopted by Council for the purpose of creating a Natural Heritage System that establishes a sustainable green space network throughout the City. The Provincial decision to approve OPA 42 in February 2011 has been appealed to the Ontario Municipal Board. The Secondary Plan may need to be modified subject to the outcome of this Ontario Municipal Board hearing.

Key milestones in the preparation of the draft Downtown Secondary Plan include:

- In September 2007, in response to new Provincial policies applicable to Downtown, a visioning charrette was held to identify new broad directions for redeveloping areas of Downtown and improving its public realm.
- Public consultation regarding the directions for the Secondary Plan began in early 2010, including a public open house in March 2010. Physical and computer generated models were used to illustrate a potential long-term vision for Downtown and elicit feedback.
- Following the March 2010 open house, a number of community workshops were held regarding the St. Patrick's Ward portion of the Urban Growth Centre. The meetings focused on working with the community to talk about the characterization of the Ward and developing principles for redevelopment

with an emphasis on the 5 Arthur Street (formerly the Woods 1 property) and 64 Duke/92 Ferguson Street properties.

- The Downtown Directions document was completed in August 2010 as an interim step that set the stage for additional stakeholder and public input to be received prior to the drafting of the Secondary Plan. Additional opportunities for public consultation were held in the fall of 2010.
- The Downtown Secondary Plan Study and Proposed Secondary Plan were made publically available for review in late March 2011 and were discussed at a Council Workshop on March 29, 2011.
- A public open house was also held on June 15, 2011 at City Hall. The purpose of the open house was to provide the public with an opportunity to review the Downtown Secondary Plan Study and Proposed Secondary Plan.
- The draft Downtown Secondary Plan Official Plan Amendment, OPA 43, was made available for public review on October 13, 2011. The Province and agencies were circulated the draft Official Plan Amendment.
- On November 7, 2011 a public meeting was held before Council. Approximately 20 members of the public and stakeholders were in attendance.

Following Council holding the Statutory Public meeting under the *Planning Act* in November 2011, staff has reviewed and analyzed all submissions and has prepared a final recommended Official Plan Amendment 43 for Council's consideration.

Further background information is contained within the November 7, 2011 Planning & Building, Engineering and Environment Report 11-98 "Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan." This report is Attachment 2.

REPORT

PURPOSE OF THIS REPORT

The purpose of this report is to address issues and concerns regarding Draft Official Plan Amendment 43 raised at the public meeting and through associated correspondence. The report outlines the issues, changes made to the draft OPA and makes a staff recommendation regarding adoption of the Downtown Secondary Plan.

Purpose and Effect of Amendment

The Downtown Secondary Plan builds on the Local Growth Management Strategy, Urban Design Action Plan, and Official Plan Amendment 39 (Growth Plan Conformity Amendment), all of which identify the Downtown as an Urban Growth Centre and a critical area for achieving City-wide intensification goals. It also incorporates policy directions from OPA 42, the City's Natural Heritage Strategy. The Downtown Secondary Plan presents a vision, principles and land use designations and policies to guide development to the year 2031.

Overview of Amendment and Key Changes

A full overview of the Official Plan Amendment is contained within the Planning & Building, Engineering and Environment Report 11-98 "Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan." This report is Attachment 2.

Key changes to the amendment from the November 7, 2011 Draft Official Plan Amendment include:

- Text changes as discussed below in this report as well as stated in the Staff Response Table (Attachment 4);
- Site-specific changes to mapping as discussed below in this report as well as stated in the Staff Response Table (Attachment 4);
- Items in the November 2011 draft Official Plan Amendment dealing with general modifications to other sections of the City-wide Official Plan (e.g. to ensure consistent terminology) have been removed. These changes, where appropriate, will be incorporated into the City-wide Official Plan Update (OPA 48). This will help ensure that the OPA 48 and OPA 43 are aligned from an administrative perspective; and
- Modifications to improve readability, grammar, consistency and alignment with the City-wide Official Plan Update Amendment (e.g. consistent terminology).

OVERVIEW OF KEY ISSUES AND STAFF RESPONSES

Through the release of the draft Downtown Secondary Plan and associated public meeting on November 7, 2011, approximately 30 comments were received. Staff met with a number of stakeholders to obtain a better understanding of the issues and attempt to resolve issues through discussion, clarifications and revisions to policies where appropriate.

A more detailed summary of the comments with a brief staff response is included in Attachment 4. Attachment 3 contains the comment letters.

The following general themes were identified at the public meeting and in the review of the comments:

- Building heights permitted;
- Lack of flexibility in regards to Built Form Policies (e.g. floorplates and step backs);
- Riverfront Parkland—Future Park Policy Area C;
- Policies regarding the 5 Arthur Street Site;
- Impact of Traffic on adjacent Neighbourhoods
- Alignment with City-wide Official Plan Update and Other City Strategic Documents:
 - Approach to drive-throughs;
 - Affordable housing; and,

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- Relationship to other City Documents (e.g. The River Systems Management Plan);
 - Other Policy related issues:
 - Development adjacent to railway corridors;
 - Balance and diversity of unit types; and
 - Fire Safety; and
 - Other Site Specific Issues.

Building Heights Permitted

Summary of Comments

- Concerns about the impact of permitting buildings above 6 storeys on the historic character of downtown;
- Questions regarding the need to permit buildings above 6 storeys if there is sufficient development capacity to accommodate projected growth based on only low to mid-rise development forms;
- Concerns about the impact on the profile of Downtown, and the impact on surrounding uses and residents such as shadows; and,
- Concern that permitting buildings taller than 6 storeys in certain locations will set a precedent for buildings greater than 6 storeys throughout the Downtown Secondary Plan area.

Staff Response

- Staff recognizes that this is a change to the policy framework regarding height. It is a major change in the policy regime Downtown;
- The Downtown Secondary Plan sets a different direction in regards to height than the existing Official Plan policy and Zoning By-law framework. While much of the planning area will continue to only permit heights of 6 storeys or less, strategic sites have been chosen to permit taller building heights;
- Staff has examined the approach and feel that the approach of the Secondary Plan is appropriate based on the following:
 - Permitting a diversity of building typologies provides more flexibility for the private sector to respond to market demand, for the City to achieve the growth target Downtown, and to support the achievement of the Community Energy Initiative goals and sustainability generally;
 - The Downtown Secondary Plan as proposed, does create theoretical growth capacity beyond the minimum required to achieve the population and employment forecasts for Downtown to 2031. Permitting additional 'theoretical capacity' is considered prudent based on allowing flexibility for the private sector to respond to a diversity of opportunities. In addition, developing urban buildings Downtown is generally more difficult than in a greenfield situation due to a number of factors including: cost of land, cost of structured parking, potential contamination, generally smaller lot configuration, need to respond to historic context, and generally more complicated servicing issues.

Given this complexity, it is highly unlikely that the potential theoretical capacity will be achieved during the plan period. Furthermore it is critical for the long-term health of Downtown that the residential growth planned for Downtown is achieved in order to create a more vibrant and economically vital Downtown;

- Relying solely on low and mid-rise forms of development could reduce the potential to achieve the 2031 population and employment targets;
 - The proposed sites for buildings greater than 6 storeys are in areas located on the periphery of the historic core, at gateways to Downtown and/or at topographical low points. The built form policies of the plan limiting the mass of taller building are intended to ensure the light, shadow and sky view impacts of taller building will be minimal;
 - Tall buildings, if designed well, can contribute positively to street life, architectural diversity and to the profile of the downtown;
 - The important public views of the Church of Our Lady will be maintained, and no building should be taller than the highest geodetic elevation of the Church;
 - The plan ensures that the image and experience of Downtown from within the historic core will not change dramatically; and
 - Intensification will also make it more feasible to acquire new riverfront parkland that will complement the building up of downtown and significantly improve its image.
- In regards to setting a precedent, staff is of the opinion that the proposed height ranges are based on well-articulated and defensible planning rationale, which supports lower height ranges in large portions of Downtown;
 - Staff also notes that a Heritage Conservation Analysis is proposed through the implementation tools. This will be an important document for further supporting height restrictions in appropriate locations based on cultural heritage value. The intent is to delineate areas of cultural heritage value and protect the integrity of the historic core by ensuring its mid-rise built form is maintained where appropriate; and,
 - Based on the above, the recommended Plan balances the objective of reinforcing the general character of the valued historic core of Downtown, with the need to plan realistically for significant growth and appropriate change over the life of this plan.

Lack of flexibility in regards to Built Form Policies

Summary of Comments

- General concern from the Chamber of Commerce and certain developers about the perceived lack of flexibility, specifically that built form restrictions do not belong in a Secondary Plan but rather in zoning or by-law documents; and furthermore, a lack of flexibility could discourage growth;
- Specific concerns raised by a number of developers in regards to floorplate restrictions and setbacks;

Staff Response

- Recommended OPA 43 contains a number of policies to ensure that buildings reflect the principle of 'Building Beautifully' (e.g. floorplate maximums, and setbacks). Staff has reviewed policies related to this in the Secondary Plan and have made changes to the recommended OPA 43 to give some additional flexibility. A new policy has been included that allows for this additional flexibility. Staff recognizes the need to be somewhat flexible and allow for well-designed buildings that respond appropriately to the conditions of their site and its surroundings and are consistent with the principles of the Secondary Plan. Where "generally" is used to qualify a built form policy, it is the intent that the specific policy requirement shall apply except where the City is satisfied that the particular conditions of a site would warrant the consideration of alternatives and where an applicant has demonstrated that alternative built form parameters meet the general intent of the policy. Such exceptions shall not require an amendment to this Plan. This approach gives direction to the Zoning By-law while allowing for appropriate variation (e.g. to setbacks or floorplates) in certain circumstances (see Policy 11.1.8.1.4).
- In regard to the floorplate size issue specifically, staff has examined the feasibility of smaller floorplates from an economic perspective. An analysis study commissioned by the Downtown Renewal Office examined conventional development proformas based on a range of floorplate sizes. The review indicates that there is a marginal increase in the project cost related to inefficiencies and additional complexity as the floorplates get smaller. More importantly however, the analysis highlights that high-density forms of housing, regardless of built form restrictions, remain a challenge in the current real estate market. The market can reasonably be expected to evolve as it has in other cities experiencing increasing intensification in their cores, however in the meantime, incentives, such as those in the Downtown Community Improvement Plan, will play an important role in achieving good design in the early years. From an urban design perspective, indicating the City's desire to limit floorplate size is an important policy to ensure that taller buildings contribute positively to Guelph's profile, and do not have significant adverse impacts in terms of shadows and sky views.
- The proposed revised policy approach balances the importance of achieving a desirable built form with an appropriate level of flexibility given the economic reality of Guelph's location in the 'outer ring' of the Greater Golden Horseshoe.

Riverfront Parkland—Future Park Policy Area C

Summary of Comments

- A number of objections and concerns were raised by property owners and tenants regarding:
 - Impact of policy on potential improvements/investments planned to existing commercial buildings.
 - Impact of policy on the ability to secure tenants in the existing commercial buildings.

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- Concern that policy changes would devalue the property.
 - One tenant raised the idea of providing some public access along the back of the property or moving the use one lot over to the south.

Staff Response

- Staff has reviewed the comments submitted and have attempted to meet with the four owners of the affected properties. Staff has also attempted to meet with tenants who have made submissions to the City. Attachment 5 contains some key questions and answers. This document has also been provided to owners and tenants who have met with staff.
- In order to provide the property owners and tenants greater certainty about the timing of land acquisition, staff have made revisions to the recommended Official Plan Amendment to indicate the following:
 - The City will not be proceeding with any land acquisition prior to 2022. During or after 2022 (when funding is available), the City will consider the acquisition of any or all of the properties on a willing-seller basis;
 - Compensation for land acquisition will be in accordance with the Expropriations Act;
 - That this timeframe could be extended based on monitoring (i.e. growth targets not being met); and
 - The need for land acquisition by means other than an interested willing-seller may be considered in the later part of the Secondary Plan period depending on the need for parkland and the success of acquisition efforts to date.
- As stated previously existing uses will be recognized in the implementing Zoning By-law. In addition, the Zoning By-law will permit:
 - Existing commercial uses to continue to function in their existing capacity until the park development occurs;
 - Physical aesthetic improvements, minor expansions and additional commercial uses similar to those that exist at the time of Secondary Plan adoption; and
 - Major expansions and significant new uses shall not be permitted.
- The Secondary Plan establishes a target of one hectare of parkland per 1000 persons. A key element of meeting this target is the City acquisition and conversion of four existing properties on the south side of Wellington Street East, between Gordon and Wyndham Street.
- As stated in the November staff report, from a City-building perspective, converting these low density plaza uses to a park in this strategic location near the confluence of the Speed and Eramosa Rivers would provide an important city-wide asset that highlights the downtown. Staff is recommending the proposed approach of clearly stating the long-range intent of establishing parkland for a number of reasons including:
 - Linking Royal City Park (a city-wide asset) and John Galt Park.

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- Marking and enhancing a major gateway to the downtown. In combination with views to Church of Our Lady, this park would announce arrival to Downtown Guelph and improve its sense of place.
 - Providing a 'front yard' and additional public amenity space for the high-density residential development planned on the north side of Wellington Street and elsewhere Downtown. Allowing for the high quality Primary trail connection identified in the Trail Master Plan.
 - Providing an essential active transportation connection since bike lanes are not planned for Wellington Street.
 - Improving visual and physical public access to the river, which was a key goal of Guelph planning for years as reflected in the River System Management Study, Guelph Trail Master Plan, Parks, Recreation and Culture Master Plan and the Official Plan.
 - Meet the open space needs of the significant new population planned for the Downtown.
 - Provide an opportunity for a "living community centre" with outdoor uses that might include a sculpture garden, grassed areas, basketball courts and/or a splash pad.
 - Staff has also considered alternatives such as only showing trail access through the back of the properties. This approach is similar to the existing Official Plan which designates the rear of these properties as "Open Space" which has been in place for approximately 30 years. The existing Official Plan policy approach has not resulted in the establishment of an accessible riverfront through the properties and does not address the Open Space needs of the Downtown to the year 2031.
 - At a high level, the City is proposing acquiring the lands based on the achievement of the growth targets proposed and the associated cash-in-lieu of parkland and the density bonusing combined with additional funds. The policy has been amended to recognize that growth will be monitored through the planning period. Should the growth not be realized, the timelines proposed could be adjusted for example through the 5-year Official Plan review. Based on the above, staff is recommending that, starting in 2012, revenues from cash-in-lieu and density bonusing in the downtown will be earmarked in the Parkland Reserve for this property acquisition. Staff is also recommending that funding for land acquisition be identified in 2022 of the 10-year Capital Budget Forecast. These recommendations are designed to ensure that the City will be in a position to acquire these lands any time after 2022 subject to the anticipated rates of growth being achieved.
 - In conformance with the Official Plan's land acquisition policy (9.13.1) this land acquisition would implement the vision, principles, objectives and targets of the Secondary Plan, as well as the objectives of the City-wide Official Plan in regards to Open Space.
 - Costs associated with parkland development will be evaluated concurrent with the preparation of detailed park design plans during the latter part of the Secondary Plan period.

Policies Regarding the 5 Arthur Street Site

Summary of Comments

Fusion Homes and Kilmer Brownfield Equity

- More flexibility is needed in regards to the development of the site;
- Fusion supports and agrees with the broad vision of the downtown core. However they have some concerns surrounding height (i.e. need to permit at least 16 storeys), density and parking in the November draft OPA 43. Under those regulations, they feel that the property at 5 Arthur Street cannot meet the density maximum proposed (i.e. 2.0 FSI) due to bedrock, parking needs, brownfield considerations and floodplain;
- Fusion supports the bonusing provisions being proposed;
- Kilmer is requesting more flexibility to address potential changes that could occur over the build-out of the property. Kilmer agrees with the design principles, however, some restrictions limit creative options;
- See full comments in Attachment 3 and staff responses to a number of other issues in Attachment 4.

The Ward Residents' Association

- Open Space configuration is a key issue. The Wards Residents Association (TWRA) recommends that in conjunction and alignment with the Fountain Street active transportation link extension, a pedestrian bridge be planned over the Speed River to connect the Ward neighbourhood.
- The TWRA does not support bonusing.
- Key issues are in regards to built form and its transition to existing neighbourhood (i.e. sky view; light; openness) and that future development is contextual (i.e. fits in the neighbourhood, vary in character, incorporating a mix of typologies throughout the development).
- Residents should be able to see through the development (between buildings) via open space and access connections.
- The built form along the edges should incorporate a smooth transition and reflect qualities mentioned in the Characterization of the Ward document.
- The development should relate and interact with the surrounding neighbourhood—there should be grade-related entrances that incorporate features such as porches etc.
- Large stature street trees are also an important neighbourhood transitional element and sufficient soil volume and canopy space should allow for these along the street frontage of the new development.
- TWRA is concerned about commercial use permissions.
- TWRA feels that the upper limit of building height categories proposed in the November draft must be justified through an Urban Design Master Plan and rezoning processes and address all built form issues.
- See full comments in Attachment 3 and staff responses to a number of other issues in Attachment 4.

Staff Response

- Staff has had further meetings with representatives from the TWRA, Kilmer, Fusion and the local Councilors.
- Based on the comments above staff make the following clarifications:
 - Bonusing is not mandatory on the City's part but can be another tool that provides additional community benefit to a geographic area. Additional information regarding bonusing can be found as Attachment 6 to the November 2011 staff report. Staff feels that bonusing can be an important tool for providing flexibility and help realize community benefits.
 - The amount of commercial space in the Mixed Use 1 designation is already limited by the geographic extent of the designation. In addition, this is consistent with the approach to other sites that front onto Elizabeth Street. Through the Urban Design Master Plan and rezoning, commercial uses may further be defined.
 - In the Residential 2 land use designation, there is a limit of 500m² per single convenience commercial or office use. This is approximately the same size as Angelino's on Stevenson Street. There is also a requirement that it be limited to uses that are small in scale and oriented to the surrounding community.
 - Through the Urban Design Master Plan, issues such as how transition is being accomplished through massing as well as impacts such as shadowing will be addressed.
- Staff is recommending the following changes which have been incorporated into the recommended OPA:
 - Reference to two active transportation bridges over the Speed River have been added to the text;
 - Height categories have been simplified on the site: 2-4 storey height category along Arthur Street and in the range of 4-12 storeys along the river with asterisk;
 - The asterisk references a new policy (policy 11.1.7.11.10) that permits a consideration of some additional height on the site without an official plan amendment based on the completion of an Urban Design Master Plan. A key consideration is the impact of shadowing on adjacent properties and responding appropriately to the principles. The potential of bonusing for height has been removed, and only bonusing for density beyond 2.0 FSI may be considered;
 - Minor wording modifications to principles and Urban Design Master Plan policies to clarify intent based on discussions including adding references to pedestrian bridges, and streetscapes.
- The intent of the staff recommended approach is to provide a balance of specific criteria that future development must adhere to while permitting enough flexibility for creative solutions to be proposed through the development application process and associated Urban Design Master Plan process and individual phases of development approval. This approach

allows an appropriate level of direction through the principles and outlines how future development proposals for the site will be evaluated and assessed.

Impact of Traffic on Adjacent Neighbourhoods

Summary of Comments

- Traffic management measures should be put into place before building in the vicinity of Arthur Street North;
- Similar concerns regarding “cut-through” traffic was also raised regarding the Ward neighbourhood;
- The Secondary Plan traffic analysis has been undertaken at a time when a number of downtown roads are closed for reconstruction and the traffic flows are less than normal. Traffic monitoring should be undertaken after the reopened and traffic analysis for downtown redevelopment should be updated.

Staff Response

- Traffic Services will be looking into the need for traffic calming measures on Arthur Street North. Also, Engineering advises that the traffic impact on Arthur Street North due to proposed new developments in downtown is not significant as trips generated by the new developments will be mostly using Elizabeth Street, York Road, Macdonell Street including the bridge, Neeve Street and the Woolwich/Wellington corridor.
- In regards to traffic in the Ward, staff has reviewed recent traffic counts, updated land use assumptions, and expected roadway improvements. The results from the Secondary Plan traffic analysis are consistent with the 2001 Paradigm Traffic study which concluded in 2001 that no major corridor widening will be necessary over the next 20 years on Wellington Street, York Road or Elizabeth Street. These conclusions do not preclude considerations of traffic calming measures and intersection modifications from being pursued in the future, however, traffic calming measure are not planned at this time.
- A transportation review including demand projection and analysis was undertaken by City Engineering staff (see Attachment 5 to the November 7, 2011 staff report).
- The review concluded that the proposed level of intensification can be supported by the existing road system based on existing 2006 modal shares, which would be the worst case scenario. Projected modal shares (i.e. generally more transit usage, cycling and walking) will enhance safety, traffic operations, and energy conservation.
- The traffic analysis is based on 2031 projections with all roads operating and using the current modal share for private vehicles, representing the worst case scenario. Each downtown redevelopment will be assessed for traffic impacts created by it and local (access, turn lanes at intersections) improvements required to accommodate the development will be undertaken at the developer’s expense. Staff will undertake traffic monitoring after the

current phase of downtown road reconstruction is over and will update the Secondary Plan traffic analysis. Traffic impact assessments undertaken for individual redevelopment projects will also be used as opportunities for assessing the traffic situation throughout the downtown.

Alignment with City-wide Official Plan Update and Other City Strategic Documents

Approach to drive throughs

Summary of Comments

- The Ontario Restaurant Hotel and Motel Association (ORHMA) have asserted that drive throughs should be treated fairly in comparison to other uses and not singled out in the Secondary Plan as being prohibited in the Downtown;
- ORHMA's comments stated that like other uses, drive through uses should be allowed provided they conform to the built form and other policies of the Secondary Plan applicable to commercial uses (e.g. minimum building heights, minimum FSI, setbacks etc.) and be regulated through Zoning and design requirements;

Staff Response

- As stated in the November 7, 2011 staff report, ORHMA submitted a package of sample policies and best practices from other jurisdictions, which staff have reviewed;
- Phase 3 of the draft City-Wide Official Plan Update (OPA 48) which was released in January 2012, proposed a revised approach to drive-throughs at the Official Plan level. Language has been removed that specifically prohibits drive-throughs as a use. Rather, policies in the Urban Design section of the Official Plan are proposed to provide direction as to design and site matters for drive-throughs to ensure compatibility with adjacent land uses and consistency with other relevant policies and objectives. Drive-throughs would be further regulated by the Zoning By-law; and,
- The Downtown Secondary Plan has been revised in similar manner to the draft Official Plan Update while still recognizing the distinct urban vision of Downtown Guelph. While these uses are discouraged Downtown, they may be considered if they are able to demonstrate how they are conforming with the other built form criteria that aligns with the vision of Downtown as compact, walkable and transit-supportive (see revised policy 11.1.7.1.3). This will generally be done by way of a Zoning By-law Amendment.

Affordable Housing

Summary of Comments

- Questions were raised at the public meeting regarding how affordable housing is to be addressed Downtown.

Staff Response

- A separate target for Downtown is not proposed, instead the target is to be applied City-wide to ensure affordable housing is provided throughout the City;
- As indicated in the draft City-wide Official Plan Update, implementation strategies will be reviewed at a City-wide level and developed through the preparation of a Housing Strategy and other appropriate mechanisms. The strategy will include the planning and development of a range of housing types, tenures and densities that support intensification.

Relationship to Other City Documents

Summary of Comments

- As part of OPA 48, questions have been raised regarding the status of other documents (e.g. River Systems Management Plan) in regards to new Official Plan policies;
- Questions have also been raised regarding the relationship between the Secondary Plan and the City-wide Official Plan;

Staff Response

- A number of master plans such as the River Systems Management Plan and the St. Patrick's Ward Community Improvement Plan were reviewed and informed the preparation of the Downtown Secondary Plan;
- Provincial and City policies have changed since these documents were prepared (e.g. updated Provincial Policy Statement, Provincial Places to Grow, Guelph's Growth Management Strategy, Guelph's Natural Heritage System Strategy);
- While these earlier documents have informed the Downtown Secondary Plan, the Downtown Secondary Plan represents the City's new vision to the year 2031 and to the extent that there are differences or discrepancies between the older background documents and the policies of the Secondary Plan, the Secondary Plan policies prevail;
- In regards, to the Secondary Plan's relationship to the City-wide Official Plan, an interpretation policy has been included in the Downtown Secondary Plan indicating that where there is any conflict between the Downtown Secondary Plan and other Official Plan policies, the Downtown Secondary Plan prevails.

Other Policy Related Issues

Development Adjacent to Railways

Summary of Comments

- Comments were raised regarding the projected development and its interaction with the active rail corridors;

Staff Response

- Staff have circulated the draft plan to CN Railway as well as the Guelph Junction Railway; and
- Policy 11.1.4.1.5 addresses development in the vicinity of rail corridors. It states that the City will work with the operators of the railways to ensure land uses adjacent to the rail corridors are compatible through strategies such as appropriate buffering in the design of development. This will be implemented through the development process.

Balance and Diversity of Unit Types

Summary of Comments

- Comments were raised regarding how a balance and diversity of unit types (i.e. small units and large units) would be achieved.

Staff Response

- Ensuring a diversity of housing types, sizes and tenures is one of the objectives of the plan;
- Permitting a diversity of building typologies (i.e. low-rise, mid-rise and high-rises) also supports the option of containing a diversity of housing types, sizes, and tenures; and
- Over time the diversity of unit types and sizes will have to be monitored. Tools such as the Zoning By-law and targeted incentives could be used if this diversity is not being achieved.

Fire Safety

Summary of Comments

- Comments were raised regarding Fire Safety with the taller buildings contemplated and the additional density proposed;

Staff Response

- Staff has circulated the draft Downtown Secondary Plan to Emergency Services. In planning for the additional taller building and additional density Downtown, Emergency Services will be reviewing development applications to ensure that issues such as entry width, angle of approaches and exits are adequate. This will be combined with Fire Prevention regulations and building codes to protect the safety of future residents of new buildings Downtown. Emergency Services continues to

monitor access times to ensure that service response times are maintained.

Other Site Specific Issues

Attachment 4 contains staff responses to comments that were not addressed in the previous staff report. Attachment 3 contains a copy of these comments. Summaries of site-specific changes that are not discussed above are summarized below. Please see Attachment 3 for additional information.

Table 1. Summary of Key Site Specific Changes

Item	Address	Summary of Change Recommended
1	106 Carden Street	For the portion of the property generally across and east of the Old Quebec Street service area, staff is recommending a change to the 4-8 storey category. No change is proposed to the height designation west of the Old Quebec Street Service Area
8 and 9	150 Wellington Street	Changes made to Schedule D in terms of the configuration of height categories on the site.
14	71 Wyndham Street South	Staff is proposing permitting a height range to go to 4-10 storeys on the property and to the north which is the same as the building at the corner opposite (i.e. 60 Wyndham Street).
22	45 Yarmouth	A proposed Local Street shown on 45 Yarmouth has been removed. A pedestrian mews and key pedestrian link has been shown in that general location.
27	Northeast corner of Dublin Street and Cork Street	Staff is recommending that this property be designated to Mixed Use 2 which permits uses such as townhouses and small-scale commercial development

CORPORATE STRATEGIC PLAN

Goal 1: An attractive, well-functioning and sustainable city

1.2 Municipal sustainability practices that become the benchmark against which other cities are measured

1.5 The downtown as a place of community focus and destination of national interest

Goal 3: A diverse and prosperous local economy

3.1 Thriving and sustainable local employment opportunities

Goal 4: A vibrant and valued arts, culture and heritage identity

4.4 Intact and well managed heritage resources

Goal 5: A community-focused, responsive and accountable government

5.4 Partnerships to achieve strategic goals and objectives

Goal 6: A leader in conservation and resource protection/enhancement

6.3 A safe and reliable local water supply

FINANCIAL IMPLICATIONS

As stated in the November, 2011 staff report, in conjunction with the Secondary Plan, the Downtown Guelph Implementation Strategy is being completed which will more directly quantify the potential financial implications of various actions and strategies in the Secondary Plan. The Downtown Guelph Implementation Strategy, being developed by the Downtown Renewal Office along with the Downtown Advisory Committee will coordinate and activate the implementation of this Secondary Plan and other Downtown renewal strategies. Specifically, it will address components of the Plan related to public infrastructure, facilities and programs which require some degree of City investment to implement. The Downtown Guelph Implementation Strategy will be the short term and long term framework for implementing the Downtown Secondary Plan and other Downtown Renewal strategies and will, among other things, act as a guide to the City's annual and long-term budgeting processes.

It is recommended that the 10-Year Capital Budget Forecast include funds associated with land acquisition for the proposed new park between the Speed River, Wellington Street, Gordon Street and Wyndham Street in 2022.

DEPARTMENTAL CONSULTATION

- Planning, Building, Engineering and Environment: Engineering Services
- Corporate & Human Resources: Legal Services
- Operations & Transit: Park Maintenance & Development, Community Connectivity and Transit
- Finance and Enterprise: Financial Services, Downtown Renewal, Economic Development and Tourism
- Community & Social Services: Community Engagement & Social Services

COMMUNICATION

Since the statutory public meeting of November 7, 2011 the City has met with a number of stakeholders and individuals who have submitted comments to further clarify their concerns and discuss possible solutions.

Notice of the Council meeting was mailed to persons and organizations that have been involved and/or requested notice regarding the Downtown Secondary Plan.

ATTACHMENTS

Attachments are available on the City's website at Guelph.ca/downtownplan. Click on the link for the April 30, 2012 OPA 43 (Downtown Secondary Plan) Public Meeting Staff Report (with attachments).

- Attachment 1: Official Plan Amendment No. 43: Downtown Guelph Secondary Plan Amendment
- Attachment 2: November 7, 2011 Planning & Building, Engineering and Environment Report 11-98 "Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan."
- Attachment 3: Comments submitted by the public, stakeholders and agencies regarding draft OPA 43 released as part of the November 2011 public meeting
- Attachment 4: Comments Summary and Staff Response Summary Table
- Attachment 5: Proposed Public Parkland Handout

Prepared By:

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Recommended By:

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Guelph Animal Hospital

Downtown Guelph - Since 1957



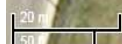
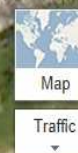
Original Location
9 Elizabeth Street
1957 - 1998



- Private Parking allows safe access for Dogs and Cat
- 20% of clients within walking distance

- Can access clinic directly from Park avoiding high traffic areas





Guelph Animal Hospital Partnering with the City of Guelph

From the very beginning Guelph Animal Hospital has worked proudly with the Guelph Police Service Dogs and provides annual examination, blood work and vaccines to these dogs free of charge as well as acting as their primary veterinary care provider throughout their active service.



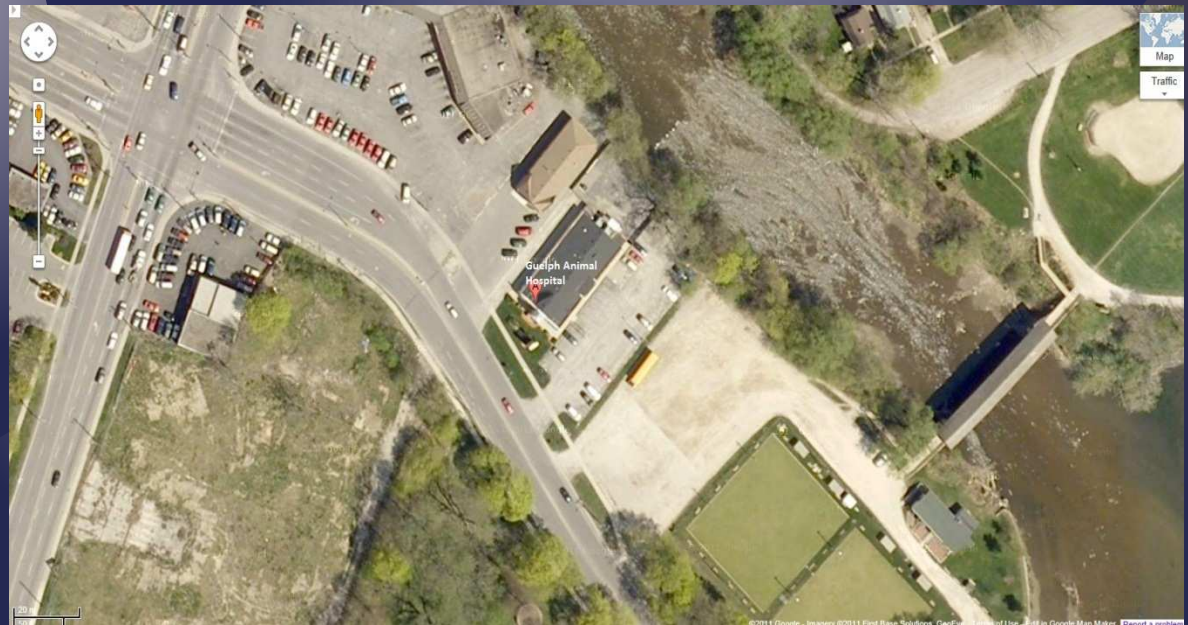
Access Recognition Award



In addition the Guelph Animal Hospital was recognized by City Council with the “**Access Recognition Award**” in 2009 for acting upon a client’s request to improve services and support persons with service dogs.

Working Together for a Better Downtown Guelph

- Enhanced green space along west shore of Speed River while maintaining clinics presence
- A wide walkway along river's edge could be accommodated





Guelph Animal Hospital – Presentation to City Council - April 30, 2012

Madam Mayor, Counselors, City Staff and Guests,

This presentation is being made on behalf of Guelph Animal Hospital located at 110 Gordon Street which is owned and operated by myself, Dr. Rob Butler, and my partners, Dr. Renee Fleming and Dr. Ilana Smolkin.

As mentioned in our previous presentation to City Council on November 7, 2011, Guelph Animal Hospital has been part of the downtown community for 55 years, originally located at the corner of Duke and Elizabeth Street where the clinic had been started in 1957. After over 40 years at the 9 Elizabeth St location, much consideration was placed on finding a larger, permanent location for the Guelph Animal Hospital that would maintain its downtown presence while providing the additional space required to sustain growth and enhancement of the services we offered. In 1998 (15 years ago), the former Red Lobster building at 110 Gordon Street was chosen for its picturesque and highly visible location just north west of the covered bridge and the York Road Park along the Speed River. This property has provided private parking and safe access to the clinic for both dogs and cats while maintaining a convenient downtown location within walking distance for at least 20% of our clients. With direct access to the Park, by way of the covered bridge traversing the Speed River, many owners are able to walk to the clinic while avoiding the busy traffic on both Gordon and Wellington.

Our intent when selecting 110 Gordon Street was always to make it a permanent home for Guelph Animal Hospital with ample space to continue to expand the services we offered. Up to the present, 110 Gordon Street has been home to both the Guelph Animal Hospital and the Guelph Cat Clinic. However, since our last presentation to Council, the Guelph Cat Clinic (now independently owned by Dr. Jocelyn Maggs) has chosen to change locations and in the next 6 months will leave Guelph Animal Hospital as the sole occupant of 110 Gordon Street. I have been informed by Dr. Maggs that the City's proposed Downtown Plan has precipitated this move sooner than may have been otherwise anticipated based on her desire to take advantage of a current opportunity rather take her chances at a later date when she may be forced by the City to seek relocation.

To re-iterate, Guelph Animal Hospital has always viewed 110 Gordon Street as its permanent home. Since moving to this location 15 years ago the Guelph Animal Hospital has more than doubled the number of clients and patients it services from Guelph and the surrounding area. Our tracking shows that up to 40% of all new clients have chosen our services based on our current location and visibility.

To ensure that Guelph Animal Hospital would be protected to continue operating in this location over its lifetime we initially attempted to purchase the property from the owner, David Nash. When informed at the time that it was not to his advantage to sell the property, we entered into a 20-year lease with the intent of eventually purchasing the property or to secure an additional long term lease should that be later required.

As we near the 15th year of our original lease, we have been in discussions regarding our option to purchase the property or the need to negotiate a further long term lease. Having become aware of the City's Downtown Secondary Plan (no earlier than late last summer) these discussions have obviously taken on even greater significance. It is our hope that this City Council will recognize, the extreme impact that this Downtown Secondary Plan has made in our ability to make future plans as well as the immediate and future economic impact it will have on our business. We have recently invested over \$150,000 in upgrades to the outside of the building, and are now faced with having to invest an additional \$250,000 or more in lease hold improvements in order to accommodate the 1,700 square feet being vacated by the Guelph Cat Clinic and other needed upgrades to the interior of the building. Delaying these required renovations will come at a great expense to Guelph Animal Hospital as it must assume all costs associated with the vacant space left by the Guelph Cat Clinic. Furthermore, even if a location providing similar advantages to 110 Gordon Street were to be found, we could reasonably estimate that the costs to either purchase and renovate, build from the ground up or invest in lease hold renovations would be considerably more expensive, now or 10 – 20 years in the future, than what will be required for continued upgrades and upkeep to our current location.

The City staff's response to our dilemma, we are told, is.... we will "be allowed" to continue operating, business as usual, until the City proceeds with park development, if and when it can afford it, and that the proposed timeline of some 19 years before the perceived parkland development proceeds should not have any great impact on our business as it stands today.

We would hope, based on the information we have shared, that City Council will see that the economic impact on our business is already significant and may become even more so 20 years hence.

Guelph Animal Hospital has prided itself on being part of Downtown Guelph and has promoted itself as such. We have previously mentioned how we have worked proudly with the Guelph Police Service Dogs by providing annual examination, blood work and vaccines to these dogs free of charge as well as acting as their primary veterinary care provider throughout their active service...and...how we were also recognized by this City Council with the "Access Recognition Award" in 2009 for acting upon a client's request to improve services and support persons with service dogs.

We have continued to meet with City Staff expressing our interest in working together to help realize both their desire for an enhanced green space and continuous walkway along the west shore of the Speed River and our desire to continue to operate out of 110 Gordon Street, providing valued veterinary services within easy walking distance to residence of Downtown Guelph.

In order to meet both of these demands we have offered our willingness to work together with City Planners. This could include:

1. Severing the property behind Guelph Animal Hospital, allowing for the 30 meters from the river's edge required to accommodate a pathway

And/or

2. Resituating the building (which may require some land swaps) allowing for greater flexibility in orientation to a desired park and path.

On a final note – City staff mention one of the reasons for choosing this location for parkland is to “provide an opportunity for a living community centre with outdoor uses such as sculpture gardens, grassed areas, basketball courts or a splash pad”. What staff has failed to mention is the importance of parkland to dog owners. The increasing demand for “smart growth” in urban areas coupled with an increase in pet ownership and declining home ownership leaves dog owners searching for space for their dogs. This has led to the growing popularity of fenced-in dog parks which are becoming an addition to many urban parks. The typical dog park offers a 4’ to 6’ fence with separate, double gated exit and entry points, adequate drainage, benches for humans, shade for hot days, parking close to site, water, tools to pick up and dispose of waste and regular maintenance and cleaning of the grounds. Rather than force Guelph Animal Hospital to move from its current location in close proximity to both York Road and Royal City Parks, why not consider the valuable contribution Guelph Animal Hospital could make in partnering with the city to provide amenities available for pet owners and in particular to those living in the Downtown core.

We ask this Council to please consider the significant impact of the proposed Downtown Secondary Plan on the Guelph Animal Hospital, its clients, and downtown residents and to amend OPA-43 to include an option for Guelph Animal Hospital to maintain its location by asking City Staff to work together with us to find viable solutions for all concerned.

Thank you for your consideration,

A handwritten signature in black ink that reads "Rob Butler DVM". The signature is written in a cursive, flowing style.

Rob Butler DVM
Managing Director
Guelph Animal Hospital Professional Corporation

Mayor and Members of Guelph City Council
City Hall
1 Carden Street
Guelph, ON

April 23, 2012

Re: Downtown Secondary Plan
presentation to City Council, April 30, 2012

The Ward Residents' Association (TWRA) has been an active participant in the development of the Downtown Secondary Plan as it relates to the St Patrick's Ward neighbourhood since March 2010. It was at the *Guelph Downtown Secondary Plan – Directions* Open House held March 9, 2010 that most residents of St. Patrick's Ward became aware of, and saw for the first time, that the new boundaries for Downtown Guelph included a large portion of their neighbourhood. It was surprising for residents to learn that the vision for the downtown *Growth Management Strategy* and its proposals for urban high-rise development now extended to Huron and Alice Streets, the very heart of 'The Ward' neighbourhood. This portion of the neighbourhood was now referred to on these plans as the 'East Bank' of the downtown plan, with no reference to the St. Patrick's Ward neighbourhood.

TWRA was formed following this meeting and has been engaged since then in reviewing and commenting on the *Downtown Secondary Plan* (DDSP) in consultation with City planning staff. We appreciate the time and effort that City staff has taken to review and modify the DDSP in response to TWRA concerns. We thank you for this opportunity to present our response to City Council.

In general, TWRA is in support of the recommendations and policies in the draft *Downtown Secondary Plan* which is now being presented by city staff to Council for their consideration. This support is qualified with the understanding that TWRA will continue to participate in the preparation of Urban Design Master Plans for the redevelopment of the two large industrial sites within this part of the neighbourhood and the required rezoning processes associated with these properties.

Much of the focus of the discussions between TWRA and City planning staff, and to some extent with the property owners, has focused on the currently vacant former industrial site at 5 Arthur St. The closure and demolition of the Woods factory and proposals for significant new development on this site has captured the interests of residents. TWRA understands that it is through the Urban Design Master Plan for this and the Woods 2 site that the principles detailed in the DDSP for development within the neighbourhood will begin to take form.

These principles were the subject of considerable discussion between City planning staff and representatives of TWRA. Residents worked at describing the things we believe are important to consider when proposing major changes in our neighbourhood and planning staff prepared the principles we see in the DDSP. The planners have carefully worded these, using planning language, to ensure that these are not overly restrictive and are defensible on the basis of 'good planning', but to many residents these appear to be open to a broad interpretation. The interpretation of these principles is of concern to TWRA and we see that it is critically important that we continue to be involved in that interpretation as these are applied to the development of

The Ward Residents' Association

Honouring our Past-Developing our Future

the Urban Design Master Plans, the re-zoning and ultimately the specific development proposals for these sites.

These principles take on an even greater significance when you consider their relationship to building heights referenced for the 5 Arthur St. in the DDSP (Schedule C, Land Use). The building heights for this site are directly related to the success of the application of these principles. It was in a recent discussion with City planning staff and the new property owners, Fusion Homes, that TWRA representatives were introduced to the idea that it would be difficult to achieve the design principles on this site with height restrictions of 8, 10 or 12 storeys, as detailed in the previous draft of the DDSP. Planning staff indicated that a greater flexibility with regard to the height of buildings would allow for the successful implementation of the principles we had developed together and incorporated into the plan. This has resulted in the current proposal for 4-12 stories on the 5 Arthur St. site, with limited additional height above 12 stories being permitted on appropriate portions of the site, provided that it can be demonstrated through the Urban Design Master Plan that the design principles are met.

Schedule C, Land Use Plan of the DDSP shows an asterisk on the 5 Arthur St. site. This represents the 'flexibility' which the TWRA has agreed to support in this plan. This is based on our understanding, through consultations with City staff, that to achieve the best possible development on this site, which fully meets the principles, that this flexibility in building height is required.

The TWRA is committed to continuing our engagement with City planners and the property owners through the preparation of the Urban Design Master Plan and the re-zoning process for these lands. We would like City Council to understand the willingness of TWRA to be flexible in regards to building heights, that we are setting aside the relative certainty of specific building height restrictions in order to create the best opportunity for excellence in design and integration of the development on this site into our neighbourhood.

We encourage members of City Council to take notice of this commitment of TWRA to wade into the unknown and our trust that this creates the opportunity for the best possible result for our neighbourhood.

| Maria Pezzano
William Sleeth
Co-Chairs, The Ward Residents' Association

From: Brenda Aherne
Sent: December 5, 2011 8:02 AM
To: Bob Bell
Cc: Mayors Office
Subject: arthur street and downtown redevelopment

Hello Mayor Farbridge and Bob Bell,
As a resident of Ward 1, I would like to express my opinion on the downtown redevelopment plans.

I would like to see King, Arthur Queen area, recieve effective traffic calming measures before redevelopment.

I would like to see Guelph meet the criteria for redevelopment using only 6 story buildings.

This would be an opportunity to distinguish Guelph as an example of very forward thinking redevelopment and we could become an example of what to do in a downtown redevelopment plan.

I would also like to commend the present council and mayor for the work that is being done on the many wonderful projects that are presently underway. Guelph will be a better place for these developments.

I would also like to see a redevelopment of what I feel could be one of the prettiest streets in any city in Ontario - Macdonnell Street. The street needs TREES, perhaps a centre boulevard with trees and benches, rather than a delivery lane for beer trucks. The Church of Our Lady is an architectural jewel in our downtown core and the steps up to it are broken and the garden uncared for at the sidewalk level and the street borders on 'sordid'.

These are my concerns as a resident of King Street and a business owner in the downtown.
thank you.

Brenda Aherne

PATTON CORMIER & ASSOCIATES

LAWYERS

Alan R. Patton, B.A., LL.B.

Analee J.M. Fernandez, B.A., LL.B.

Elizabeth K. Cormier, B.A., LL.B.

R. Arti Sanichara, Hons. B.E.S., LL.B.

November 25, 2011

File No.32175

via email: jim.riddell@guelph.ca

The Corporation of the City of Guelph
City Hall
1 Carden Street
Guelph, ON N1H 3A1

Attention: **Jim Riddell, MCIP, RPP**
Director, Community Design & Development Services

Dear Sir:

Re: **Downtown Guelph Secondary Plan and Proposed OPA 43**

We are the solicitors for Ayerswood Development Corp. ("Ayerswood"), owner of land municipally identified as 45 Yarmouth Street.

The proposal within Official Plan Amendment 43 to designate a potential local street on Ayerswood's land is unreasonable and without justification.

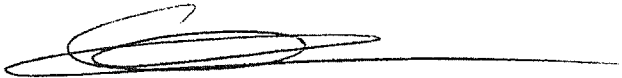
Further, the proposed policies of OPA 43 inappropriately establish details of building design without regard to site specific conditions. Of specific concern is the proposed policy Section 7.3.6 which would require buildings taller than 4 storeys to have a minimum "stepback" of 3-6 metres from the front of the building. Since Ayerswood's property fronts onto two streets such "stepback" is unnecessary and inappropriate creating adverse impact for development on the site. Further, the policy requirement is not warranted within the existing built context.

The Secondary Plan and OPA should be revised to address these legitimate concerns. We further request to be notified in writing of any further meetings regarding this matter and that we receive notice of any Council action or decision on this matter.

Yours truly

PATTON CORMIER & ASSOCIATES

per:



Alan R. Patton

ARP/dr

apatton@pattoncormier.ca

cc: Tina Agnello - City Clerk, City of Guelph - via email: clerks@guelph.ca
David de Groot, City of Guelph - via email: david.degroot@guelph.ca
Ayerswood Development Corp. - via email
Zelinka Priamo Ltd. - richard.z@zpplan.com

From: D.Picard
Sent: November 9, 2011 2:14 PM
To: Ian Findlay; Mayors Office; Andy VanHellemond
Subject: downtown building restrictions

Ian

I read in Tuesday's Mercury about the controversial topic of height restrictions in the downtown core. My opinion is that the height restrictions should be adhered to. The issue that the provincial government has density quotas for downtown growth is probably only a guideline. I have not read the legislation, but I can not conceive of a senior government dictating what a municipality can or can not do? The unique nature of Guelph height restriction is based on historical reference, relating to the centre piece of Guelph, the Church of our Lady. This is a good policy; and I'm not a Catholic. But, I realize the importance to the community and identity of the city, to preserve older neighborhoods, building and character. The builder can build elsewhere. There are plenty of other areas in Guelph where you can build 18 store buildings. The builders are only interested in making more money. That's why we have councilors to protect the interests' of the community at large. Thank you

David Picard

From: A CROWDER

Sent: December 4, 2011 8:56 PM

To: Mayors Office; Jim Furfaro; Bob Bell

Subject: re. changes to zoning regulations

Dear Mayor Farbridge and Councillors Furfaro and Bell,

I am writing to express my opposition to amendments to change the downtown zoning regulations to permit buildings over 6 stories high.

I live downtown and love the fact that downtown Guelph has "small town charm". The new changes to City Hall, the courts, and the bus and train stations look great. They keep the character of the City which is typified by its stone buildings, its accessibility and its history.

I believe that putting up a 18-story building would be out-of-character with the downtown. Six story buildings will allow us to meet the projected increases for the downtown residential population. Why do we want one building towering above the rest of the skyline? The Church of our Lady is a wonderful landmark that can be seen from all over the City. Having it share the skyline with an 18-story condo tower would be a sad day for those of us who love the fact that the downtown is characterized by church steeples, the market and unique, small retail stores.

Best Wishes,

Adrienne Crowder

From: J AKERSTREAM

Sent: November 8, 2011 9:13 PM

To: Todd Dennis; Karl Wettstein; Leanne Piper; Gloria Kovach; Maggie Laidlaw; Mayors Office

Subject: Downtown highrises

Hello. I have huge concerns re the high rise development proposals for downtown. You have been saying for years that you want a beautiful and welcoming downtown. Now you want to ruin it, the view, the evolving culture? We just made a purchase downtown, based SOLELY on the view from the apartment. Why are we moving? We are leaving our beautiful home in the south end on Sagewood due to the overwhelming disturbances and destruction of our once peaceful and beautiful area due to the overcrowding and obnoxious university student population. Now, that we have made the heartbreaking choice to leave and finally after two years of looking find a quiet place with a view, you will allow this to be spoiled as well. My heart is broken again, a home I was hoping to look forward to and now this. Please stop this. Keep the buildings to 6 stories and let us see the churches, forests, river and wildlife. Thank you.

From: Colleen Lichti
Sent: February 24, 2012 9:32 AM
To: Mayors Office
Subject: downtown development

Hi Mayor Farbridge: I wanted to pass along that we are totally in favour of high rise development in the downtown area. We think it is essential for the life of the downtown and of the city in general. We used to live on Yarmouth St. and we were always so frustrated that there was an empty lot there that could have been developed into housing, but a few people across the street impeded the process. I don't want to see this pattern continue to happen in the downtown. (We now live just north of the downtown on Clarence and visit the downtown frequently). Thank you for your consideration and for your wonderful dedication to this city.

Colleen Lichti & Kathy Sickle

From: Brenda Vieth

Sent: April 2, 2012 5:49 PM

To: Mayors Office; Bob Bell; Jim Furfaro; Andy VanHellemond; Ian Findlay; June Hofland; Maggie Laidlaw; Cam Guthrie; Gloria Kovach; Lise Burcher; Leanne Piper; Todd Dennis; Karl Wettstein

Subject: RE:

A word of warning that if you allow highrises in Downtown Guelph you will wreck the very thing that has attracted people to the area. So please have some foresight and work hard to preserve the small town feel of the area.

From: Brenda Vieth

To: "mayor@guelph.ca" <mayor@guelph.ca>; "bob.bell@guelph.ca" <bob.bell@guelph.ca>; "Jim.Furfaro@guelph.ca" <Jim.Furfaro@guelph.ca>; "Andy.VanHellemond@guelph.ca" <Andy.VanHellemond@guelph.ca>; "ian.findlay@guelph.ca" <ian.findlay@guelph.ca>; "june.hofland@guelph.ca" <june.hofland@guelph.ca>; "maggie.laidlaw@guelph.ca" <maggie.laidlaw@guelph.ca>; "Cam.Guthrie@guelph.ca" <Cam.Guthrie@guelph.ca>; "gloria.kovach@guelph.ca" <gloria.kovach@guelph.ca>; "Lise.Burcher@guelph.ca" <Lise.Burcher@guelph.ca>; "leanne.piper@guelph.ca" <leanne.piper@guelph.ca>; "Todd.Dennis@guelph.ca" <Todd.Dennis@guelph.ca>; "karl.wettstein@guelph.ca" <karl.wettstein@guelph.ca>

Sent: Monday, April 2, 2012 5:43:16 PM

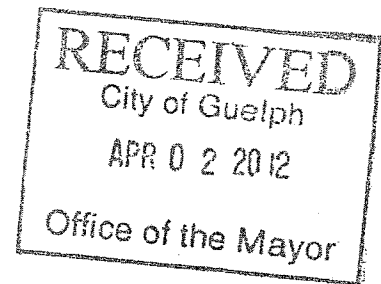
Subject: Please No Highrises Downtown Guelph

Good Day! I am writing to say I don't want any highrises in DOWtown Guelph. Lots of people move to Guelph to get away from the GTA and don't want to see too many highrises like in Brampton - Mississauga - Toronto. Guelph has a nice quaint small town feel and please keep it that way. In the downtown Guelph would be better off going with midrise condos with a heritage look. Guelph's downtown is unique and having high rises (even on the fringes of the downtown) would ruin it. Paris France has been successful with creating reasonably high densities with six story buildings. Highrises should be outside the downtown in the suburban fringes. They should be discrete and limited in number. Please don't ruin the city like some of the cities to the west and east.

Thanks

March 29, 2012

Karen Farbridge, Mayor, and Members of City Council
City Hall
1 Carden Street
Guelph, Ontario N1H 3A1



Dear Mayor and Councillors

Like other residents with a home in downtown Guelph, I will have to live with the decision that City Council makes about highrise infill for the rest of my life.

Since this decision will set the tone and the precedent for the rest of the 'development' in the downtown, Council should not just accept any proposal that comes before them in an effort to meet the province's 'Places to Grow' quota. As economist Herman Daly reminds us, growth is about quantitative increase in physical scale, while development involves qualitative improvement. Guelph needs a coherent, long-range vision that enhances our built heritage while adding aesthetically to the experience of living in the city. Central to that vision are open sightlines and views – Washington D.C. does not allow development that is higher than the Capital Building.

Such a vision does not include creating wind tunnels with highrise apartments. Anyone familiar with the wind tunnel caused by the Park Mall at the intersection of Norfolk and Quebec Streets should be wary of the multiplied effect at the new transportation hub if the highrise option is chosen for the proposed buildings in that area. Lower-rise buildings, like the planned Market Commons, will help to avoid this problem while being consistent with the primary City Plan.

Guelph is a mid-sized city suited to mid-rise infill that respects our urban heritage and provides an addition that residents will be proud of – not only today, but also one hundred years from now. We do not need the kind of unsustainable high-rises and 'throw away' buildings that larger cities find themselves burdened with. A coherent vision of qualitative improvement will project John Galt's plan for the city by the river into a sustainable, liveable and desirable future.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Sumner".

Jennifer Sumner

From: Claudio Balbinot

Posted At: April 2, 2012 9:39 AM

Posted To: ClerksDept

Conversation: Guelph - 106 Carden St - Royal Inn & Suites Redevelopment Proposal

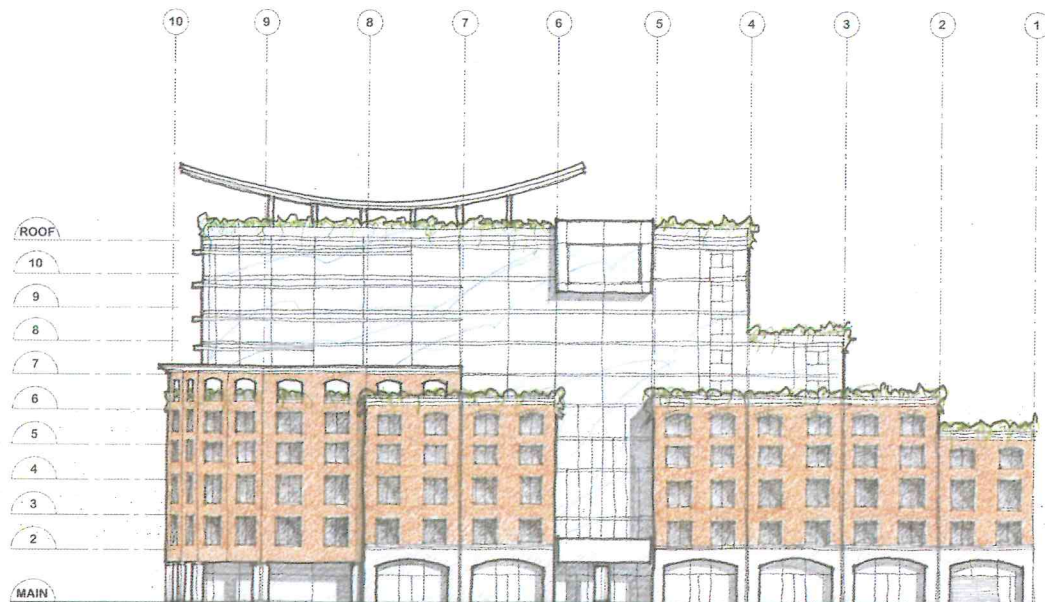
Subject: Guelph - 106 Carden St - Royal Inn & Suites Redevelopment Proposal

David,

As follow-up to our last meeting.....on behalf of Parimal Gandhi (Owner of Royal Inn & Suites – 106 Carden St) we are submitting the attached PDF file which reflects the Macdonell Street elevation for your consideration as the City shapes the Secondary Plan for downtown Guelph.

Regards,

Claudio Balbinot MCIP, RPP



MACDONELL STREET ELEVATION

ROYAL INN & SUITES
RESIDENTIAL/COMMERCIAL DEVELOPMENT
106 CARDEN ST., GUELPH, ON
MARCH 07, 2012



From: Schwirtlich, Beate
Sent: March 30, 2012 10:27 AM
To: Bob Bell
Cc: Mayors Office
Subject: Re: condos at the corner of Macdonell and Woolwich/Woods

Dear Councillor Bell and Mayor Farbridge,

Writing again to ask that council, please, reconsider allowing 18 storey developments in downtown Guelph. The former day care site on Macdonell is zoned for SIX storeys. High rises are the profitable way for developers to build things, but I don't believe it will profit the health of the downtown or our community.

Again, please look at cities like Montreal — dense, liveable, and great places to live for both rich and poor. I have some friends with little money to live in that city, and their neighbourhoods still offer a great quality of life, partly due to the excellent urban design of many parts of that city. Many redevelopments there and new condos are NOT tall.

I know we need the tax dollars the condo will bring, but developers should NOT get their way on height.

Please city of Guelph, please do not let the developers take over the downtown the way that Mayor Quarrie let them take over the south end: Guelphissauga, no!

respectfully,
Beate Schwirtlich,
Ward One,

April 25, 2012

Dear Madam Mayor and Council Members,

I wish to express my concern with the proposed amendment to the Official Plan and in particular to how it relates to the proposed development at 148-152 Macdonnell street.

Let me begin by commenting on Report 12-49 regarding the Proposed Official Plan Amendment 43: Downtown Guelph Secondary Plan.

The staff response to the summary of comments regarding building height agrees with my view that this is a "major change" to the plan guiding development Downtown. I disagree with their explanations for supporting building heights beyond 6 storeys. Specifically:

- "Relying solely on low and mid-rise forms of development could reduce the potential to achieve the 2031 population and employment targets"

Indeed, it *could* reduce the potential to achieve 2031 targets but without specific estimates of the negative impact of maintaining the current building height policy there is little reason to believe that the targets could not be met with smaller buildings. Cities elsewhere achieve high density without resorting to highrise building and there is no empirical evidence to support the assertion that Guelph cannot do the same.

- "The proposed sites for buildings greater than 6 storeys are in areas located on the periphery of the historic core, at gateways to Downtown and/or at topographical low points. The built form policies of the plan limiting the mass of taller building are intended to ensure the light, shadow and sky view impacts of taller building will be minimal"

Under the proposed development plan for 148-152 Macdonnell Street the applicant has requested the permission of an angular plane of 73 degrees. This runs counter to the intention of staff to ensure street-level sunlight and sky view.

- "Tall buildings, if designed well, can contribute positively to street life, architectural diversity and to the profile of the downtown"

Tall buildings certainly *can* contribute to street life, but they must be built in such a manner as to interact with the street. Again referring to the Macdonnell Street development, the proposal calls for a 2-storey parking structure extending across virtually the entire site with the building sitting atop it. This design offers no street-level interaction whatsoever. It forms a concrete wall which is architecturally uninteresting and adds nothing to the profile of downtown. Whether that wall is clad in some sort of decorative stone or brickwork changes little - there is no interaction between the street-level building and the pedestrian.

- "The plan ensures that the image and experience of Downtown from within the historic core will not change dramatically"

In September of 2011 I wrote a letter to Council which included various renderings of the proposed building at 148-152 Macdonnell. At that time it had not been revealed that the structure would include a parking-garage "podium" or levels of rooftop mechanical services. As such, my renderings in fact understate the impact of the proposed structure. I have included one of the images below for reference. Due to the height and mass of the proposed structure it will dominate the view of downtown when looking east along Quebec Street. It is simply incorrect to suggest that the image of Downtown will "not change dramatically".



Staff also noted that a heritage conservation analysis "is proposed" which intends, among other things, to "protect the integrity of the historic core". The impact of the development at 148-152 Macdonnell appears to be very significant. Development proposals at 5 Arthur Street and 106 Carden Street could be similarly significant. If a conservation analysis is to be undertaken this is exactly the sort of development it will need to consider. An after the fact analysis will prove less than useless - it will simply be a waste of time and money.

The Secondary Plan proposal lays out several principles to guide development downtown. Principle 8 - "Build Beautifully" should be kept in mind. The preamble to the principle states that "Downtown includes many stellar examples of design excellence" which is an almost unfathomable bending of the reality of downtown Guelph. There are in fact few examples of good design downtown. Those buildings that make downtown beautiful are the ones that have been there for a century or more, and one or two that have been added or renovated. Modern alterations to downtown include, but certainly are not limited to:

- the demolition of half of the last remaining intact pre-Confederation block in the early 1980s to erect an uninspiring concrete building for Canada Trust of exactly the same height, massing and fenestration;
- the demolition of the customs house to build the current Scotia Bank office;
- the demolition of the CPR train station to build the Cardigan Street apartments;
- the construction of the Park Mall apartments and the Co-Operators building;
- the demolition of the Priory;
- the construction of the new arena without any regard to good urban design and the potential to reconnect the core to the river

There have been some reasonable additions to downtown, such as the health centre at 176 Wyndham Street North or the Matrix building at 141 Woolwich, but these are of an entirely different scale than the proposed amendments would permit. Where large developments have been allowed downtown they have been, without exception, a disaster. The Park Mall apartments are an eyesore, the Cardigan Street apartments are commonly referred to as the "communist blocks", and the arena is hardly more than a box that blocks pedestrian traffic through the Old Quebec Street mall. Allowing further thoughtless development of this kind will not improve the fabric of downtown.

Perhaps tellingly, *Appendix A: Built-Form Precendents* does not include any examples of buildings already constructed in downtown Guelph but rather of buildings constructed elsewhere. Even assuming these are intended to be external best practices, none of the buildings is as tall as 18 storeys and the only ones that appear to be close to that height do not show street-level views of their impact, nor do they appear to be abutting historic areas. Where historic buildings are shown they are situated beside appropriately scaled new buildings.

The Secondary Plan amendment may offer flexibility to developers but it does little to protect the character and elegance of what remains of historic downtown Guelph. Before any such amendment is adopted, and before any new variances are approved, it is essential that a full impact survey be undertaken. Growth in downtown Guelph should be welcomed, but it must be closely managed. The role of the City should not be one of encouraging unfettered development but rather one of cautiously guiding development to maintain the things that make Guelph special. I am very concerned that the proposed amendment puts development first and leaves cautious consideration as an afterthought.

Sincerely,

Robin de Bled, MUP

GUELPH ON

APRIL 20 2012.

RECEIVED
APR 24 2012

CITY CLERK'S OFFICE

RE. DOWNTOWN GUELPH SECONDARY PLAN
PROPOSED OFFICIAL PLAN AMENDMENT 43

DEAR MAYOR FARBRIDGE
& MEMBERS OF CITY COUNCIL

MANY OF US DO NOT FEEL COMFORTABLE STANDING UP IN
FRONT OF CITY COUNCIL, ROGERS TV, & A CROWDED COUNCIL CHAMBER.
SO WE CHOOSE TO WRITE A LETTER INSTEAD. THAT DOES NOT MEAN
THAT WE ARE NOT IN ATTENDANCE.

I HOPE YOU GIVE AS MUCH ATTENTION TO A THOUGHTFUL
LETTER AS YOU DO TO A VERBAL PRESENTATION. THERE HAVE
BEEN MANY SUCH LETTERS IN THE LOCAL PAPERS.

ANY BUILDINGS WHICH ARE 18 STORIES SHOULD NOT BE
IN THE PLANS FOR DOWNTOWN. THEY ARE FAR TOO TALL & WILL
RUIN THE GUELPH SKYLINE AND TAKE AWAY FROM THE FOCAL
POINT OF THE HERITAGE-DESIGNATED CHURCH OF OUR LADY. TO
JUMP FROM 6 STORY ZONING TO 18 IS IRRESPONSIBLE. THOSE OF
US WHO LIVE HERE WILL BE STUCK WITH YOUR DECISION.

TO ENCOURAGE MORE PEOPLE TO LIVE DOWNTOWN YOU NEED TO
GIVE SOME SORT OF TAX INCENTIVE TO THE OWNERS OF DOWNTOWN
BUILDINGS. THERE ARE LOTS OF EMPTY UPPER FLOORS DOWNTOWN.
YOU ARE GIVING HUGE TAX BREAKS TO BROWNFIELD DEVELOPERS.
HOW ABOUT DOING THE SAME THING FOR OWNERS OF PRESENT
DOWNTOWN BUILDINGS ENCOURAGE THEM TO HAVE UPSTAIRS TENANTS.

ALSO-ANY NEW BUILDINGS SHOULD HAVE BOTH A SHADE STUDY
& A WIND STUDY DONE ON THEM.

I PLAN TO ATTEND THE MEETING ON APRIL 30TH. IF YOU HAVE
ANY QUESTIONS FOR ME I WOULD BE HAPPY TO ANSWER THEM.

I HOPE YOU HAVE THE COURAGE TO QUESTION & CHALLENGE THE
OUT OF TOWN DEVELOPERS WHO ARE FLOCKING TO GUELPH. NO
ONE DISAGREES ABOUT NEW BUILDINGS. THE SORE POINT IS THE
PROPOSED HEIGHT. DID YOU LISTEN TO RETIRED CITY PLANNER
NORM HARRISON?

YOURS TRULY

(MRS H) ELIZABETH GRAY

PS. YOU NEED PARKING - FOR WORKERS, SHOPPERS, & PATRONS
OF INTERCITY TRAINS & BUSES.

From: Jane Burpee
Sent: April 24, 2012 12:07 PM
To: Mayors Office
Subject: please do what you can to stop highrise development in downtown Guelph

Dear Karen,

I just heard that another highrise apartment is being proposed for downtown Guelph. This one for 20 stories. I am appalled and genuinely upset to hear of this total lack of vision and sensitivity. .

I live in a century old bungalow on Arthur Street north across from downtown. I have counted the stories for each of the buildings in the general area. None appear to be more than 12 stories. I find all of them ugly and distasteful. One of them, the one on cardigan street, blocks my chance for evening sun each summer night.

Please don't let the developers ruin our beautiful quaint low rise downtown. Dont be the mayor that allows the creation of a concrete canyon. Please don't ruin the view of the church of our lady from any new angle.

You can stop this rapid irresponsible development. Enforce the 5 story limits where they exist. Enforce and limit all other areas of potential development to the 10-12 that is the current maximum height.

Please show your leadership in this area.

Sincerely,

Jane Burpee

-