

Special City Council Meeting Agenda

Consolidated as of April 13, 2018



Wednesday, April 18, 2017 – 6:00 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street
Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on guelph.ca/agendas.

Changes to the original agenda have been highlighted.

Open Meeting– 6:00 p.m.

Disclosure of Pecuniary Interest and General Nature Thereof

**IDE-2018-45 Decision Report 75 Dublin Street North Proposed Official
Plan Amendment (File: OP1706) Ward 3**

Delegations:

Astrid Clos, Planning Consultants (presentation)
Jim Fryett (presentation)
Tom Lammer
Scott Snider
Catherine Killen
Telsche Peters
Rowen Conrad
Rev. Anne Gajerski-Cauley
Kathryn Folkl (presentation)
Sarah Thomson
Leo Barei
Glynis Logue
Donna Jennison
Jane Londerville
Alan Heisey, Solicitor, on behalf of the Upper Grand District School Board
Pia Muchaal
Werner Zimmermann
Susan Ratcliffe
Melissa Dean
Eric Lyon
Lin Grist
Kaija Horgan-Liinamaa
Mervyn Horgan

Roger Johnson
Mary Tivy (presentation)
Paul Gascho
Marina Gascho

Correspondence:

Andrew Nisker
Karen Pecore
Kathryn Folkl
Penny Knox
Martina Meyer
Barbara Connell
Dr. Christine Main
David Estill
Helen Fishburn, on behalf of CMHA
Waterloo Wellington
Michael Balnar
Jim Estill
David Halls
John Farley
Jackie Sinkeldam
Dr. Dean MacDonald, on behalf of
Norfolk Chiropractic Wellness Centre

Michael Watt
Glenda Moase
Diane McCrimmon
Sandra Parmegiani
Karen Johnson
Garry Wallace
Suzanna and Kevin Geerlinks
Clover Woods
Linda M Hathorn
Astrid Clos, Planning Consultants
Susan Wahlroth
Paul Magahay
Catrien Bouwman
Guelph Old City Resident's Association
Doug Minett
Catherine Killen

Recommendation:

That the application by Astrid J. Clos Planning Consultants on behalf of Rykur Holdings, the owner of the of the property municipally known as 75 Dublin Street North, and legally described as All of Lot 1051, Part of Lot 1052, Registered Plan 8, City of Guelph, for approval of an Official Plan Amendment application to permit a maximum height of five (5) storeys where four (4) storeys is permitted on the subject lands, be refused; Council's reasons for refusal are set out in ATT-2 of Report IDE 2018-45 "Decision Report 75 Dublin Street North Proposed Official Plan Amendment (File: OP1706) Ward 3, dated Wednesday, April 18, 2018.

Adjournment

Prepared for:
Rykur Holdings Inc.

75 Dublin Street North
City of Guelph

ASTRID J. CLOS

PLANNING CONSULTANTS

Provincial Policy Statement 2014

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) **accommodating** an appropriate range and mix of residential..., **affordable housing and housing for older persons**),..., and other uses to meet long-term needs;”

“1.4 Housing

1.4.3 Planning authorities **shall provide** for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- a) **establishing and implementing** minimum targets for the provision of **housing which is affordable to low and moderate income household.**;

- b) **permitting and facilitating:**

1. all forms of housing required to meet the social, health and well being requirements of current and future residents, **including special needs requirements**;...

Provincial Policy Statement 2014

Affordable: means

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

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

Special needs: means any **housing**, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such **as mobility requirements** or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and **housing for older persons**.

Guelph Official Plan March 2018 Consolidation

2.2 Strategic Goals of the Plan

1. Planning a Complete and Healthy Community:
 - b) **Ensure** an appropriate range and mix of employment opportunities, local services, community infrastructure, housing including **affordable housing** and other land uses are provided to meet current and projected needs to the year 2031.
5. Community Infrastructure
 - d) **Ensure** that an adequate supply, range and geographic distribution of housing types including **affordable housing**, special needs housing and supporting amenities are provided to satisfy the needs of the community.

Guelph Official Plan

March 2018 Consolidation

3.8 Urban Growth Centre (Downtown)

4. Downtown will be planned and designed to:

- iii) **provide** for additional residential development, including **affordable housing**,...in order to promote live/work opportunities and economic vitality in Downtown;

3.13 Affordable Housing

- 1. In order to maintain and enhance a healthy and complete community, the City will make provisions for an adequate range of housing types and **affordability** options by:
 - i) **establishing and implementing** minimum housing targets for the provision of housing that is affordable to low and moderate income households, in consultation with the County of Wellington; and
 - ii) **permitting and facilitating** all forms of housing required to meet social, health and well-being requirements, including special needs requirements of current and future residents.

7.2 Affordable Housing

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

Objectives

- a) To **encourage and support** the development of **affordable housing** throughout the city by planning for a range of housing types, forms, tenures and densities.
- b) To **actively participate in, encourage and promote affordable housing opportunities** funded by Provincial and/or Federal programs in conjunction with the Consolidated Municipal Service Manager (Service Manager) to ensure a supply of new affordable housing within the city.
- c) To **encourage and support** education and awareness programs with private, public and local community stakeholders to highlight the economic and social advantages of affordable housing.

7.2.2 General Policies

7. The City **shall** identify, **promote and where appropriate, participate in affordable housing opportunities** funded by senior levels of government and presented by non-government organizations.

7.2.6 2. In conjunction with the Service Manager, the City **shall actively** identify and **promote affordable housing opportunities within the City** to facilitate proponents of affordable housing in receiving funding from senior levels of government for the development of new **affordable housing**.

9.2 Residential Uses

9.2.1 General Policies for Residential Uses

1. **Affordable housing is encouraged** wherever residential uses are permitted.

Guelph Official Plan

Downtown Secondary Plan Policies

Principle 2. Set the Scene for Living Well Downtown

Objectives

- c) **Ensure** Downtown contains a diversity of housing types, sizes and tenures and **affordable housing**;

Targets

- iii) Meet or exceed the City-wide target for **affordable housing**.

11.1.7 LAND USE AND BUILT FORM

Objectives

- d) **Promote** the development of diverse neighbourhoods in Downtown with a variety of housing choices, including units suitable for families and **affordable housing**.

Guelph Affordable Housing Strategy

July 24, 2017

2.6 City Connections – What is the City Doing?

The City **supports** a full range of housing types through its Official Plan policies and Zoning By-law. The City's Official Plan Update (OPA 48), 2012 is the main policy document for the City that guides the type, form and location of growth in the City. The policies support a range and mix of housing types and densities throughout the City through land use designations and intensification policies. (Page 6)

Seniors living alone – Seniors make up the largest segment (37%) of all one person households. Many of these seniors are living on fixed incomes, and will require affordable housing options. The median household income for this group (\$32,379) is the lowest of all household types. (Page 9)

Guelph Affordable Housing Strategy

July 24, 2017

In addition there is high need for smaller units (bachelor and one bedroom) for smaller households who experience the highest level of core housing need and represent a growing portion of the City's population. From a financial perspective smaller residential units (bachelor and one bedrooms) tend to be more expensive to construct than larger units with more bedrooms and common amenity areas on a price per square footage basis. The simple fact is that every dwelling unit requires a kitchen and bathroom, which are expensive parts of a house, given servicing and construction costs. (Page 12)

The City of Guelph has a funding and land use planning role to **support affordable housing**. The City primarily relies on its land use planning role to support a full range of housing that is adequate, suitable and affordable. Through the development and implementation of official plan policies, zoning by-law regulations and programs, the City supports the development, retention and support of an appropriate supply of housing. (pages 28 and 29)

The only new affordable primary rental units created between 2009 and 2013 were 80 apartment units for seniors at **The Residences at St. Joseph's** which received government financial assistance. (Page 40)

City Staff Report Number 08-36 for 120 Westmount Road, Guelph
(ZC0715) dated March 31, 2008. (The Residences at St. Joseph's)

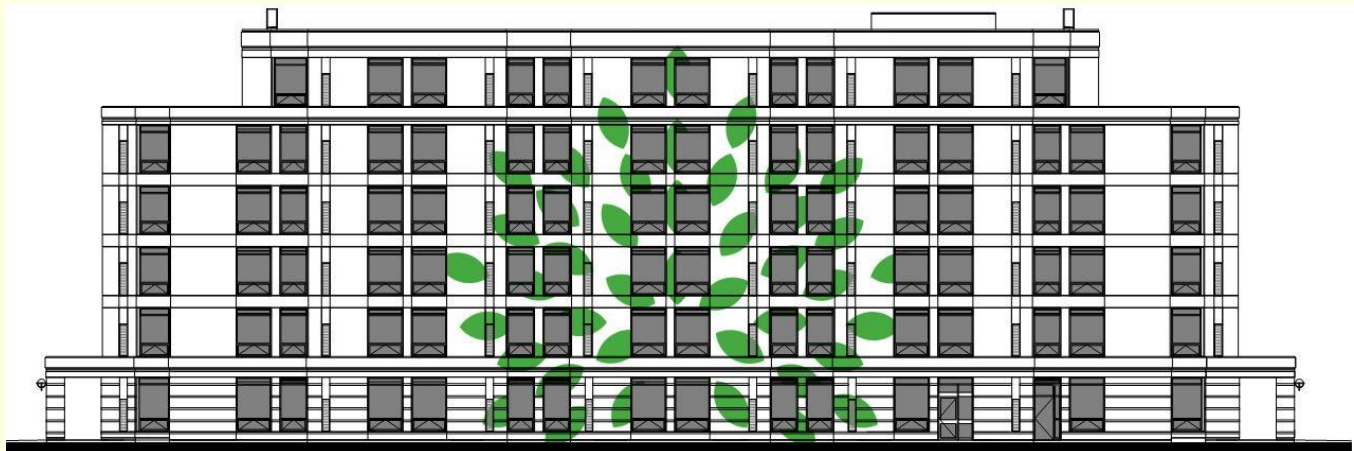
Pages 37 and 38 **“Shadow Impacts**

The shadowing impacts of the proposed buildings were a concern stated by area residents. Additional shadow studies were requested at the December 3, 2017 Public Meeting to investigate winter and morning hour shadow impacts of the Phase 1 building on Kimberly Drive properties.

This study indicated that there would be shadow impacts on these adjacent properties during morning hours during the winter season (December 21st at 9:00am). However, this is considered to be a minor impact, noting that this represents the longest shadow of the year and that the shadow would recede from the property by the 11:00am hour.”

City Staff Report Number 08-36 for 120 Westmount Road (ZC0715)
dated March 31, 2008. (The Residences at St. Joseph's)

“The proposal supports the Major Goal of the Official Plan to ensure that an adequate supply and range of housing types and supporting amenities are provided to satisfy the needs of all residents. The proposal responds to a recognized demand for seniors-oriented residential units to serve an ageing population...” Page 5



City Council Meeting for 120 Westmount Road (ZC0715) dated March 31, 2008. (The Residences at St. Joseph's)

On March 31, 2008 Guelph Council unanimously approved the application for affordable housing for 120 Westmount Road.



Guelph Mercury Article dated June 8, 2012

(The Residences at St. Joseph's)

On Friday morning, Wellington-Halton Hills MP Michael Chong was joined by a number of dignitaries to officially announce the opening of the 80-unit residence.

Of the \$13.3 million cost of the building, Chong said the federal government contributed \$4.8 million, and this was matched by the province. The residence provides 60 one-bedroom units and 20 two-bedroom units, with rent offered at 20 per cent less than the average market price. Eight of the one-bedroom units are considered accessible.

St. Joseph's president, Marianne Walker said as soon as the building was completed, all the units filled up. She said the 80 units have all been spoken for and there's a 45 person waitlist on top of that.

"There is a huge need in the community for affordable housing," said Guelph MPP Liz Sandals. "It's great to have the announcement today, but we know that there is more work to do."

In an interview after the announcement, Sandals praised the new residence and said it served a large need, supporting seniors who are living on a fixed income. She said there is also a need for affordable housing for those living on social assistance.

The city has a huge backlog of people on social assistance waiting for affordable housing, she said. People have come into her constituency office complaining of a 10-year wait for housing. Guelph needs more units but it also needs more rent subsidies for existing housing, she said. "The reality is that we'll never build enough units to catch up with the waitlist."

Churchill Court

75 Dublin St. North

3.0 SHADOW ANALYSIS

Based on comments received by the school Board, the key shadow impact areas identifies as follows:

- The rear yard play area,
- The full-day kindergarten play area in the front yard
- The peace Garden Along the South Side of the school Building,
- And the solar panels located on the School's Roof.

Shadow analysis was completed using REVIT model which generated shadow mappings according to input data. The results of the shadow analysis are a representation of the real-world example. The shadow analysis is conducted during the Fall/Spring Equinox, Summer Solstice and Winter Solstice from 10:00 am- 2:00 pm.

The shadow analysis recognized the existing shadows from the school itself and as-of-right shadowing, (Based on a 4-storey residential zone permission building.)

A comparison between the As-Of right building and the Proposed development is conducted to highlight that the additional storey does not add significant impact of the net shadow.

FALL/SPRING EQUINOX

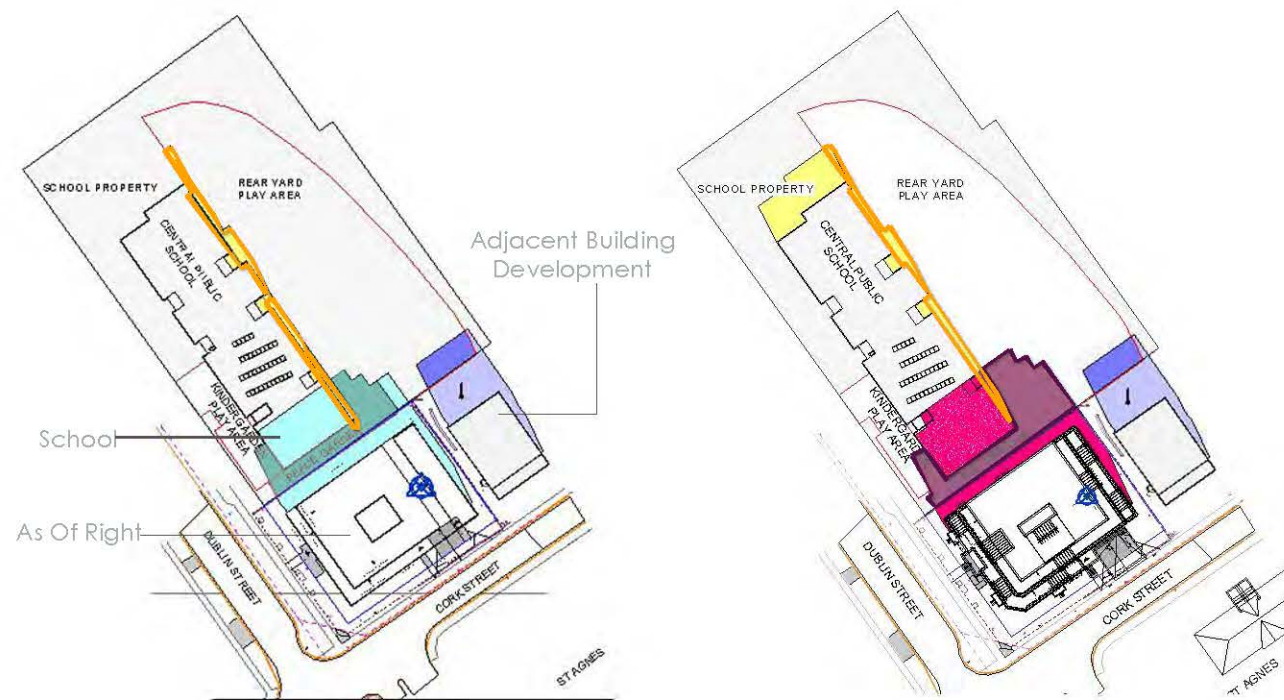
SEPTEMBER 21st @10:00am



As Of Right

Proposed Development

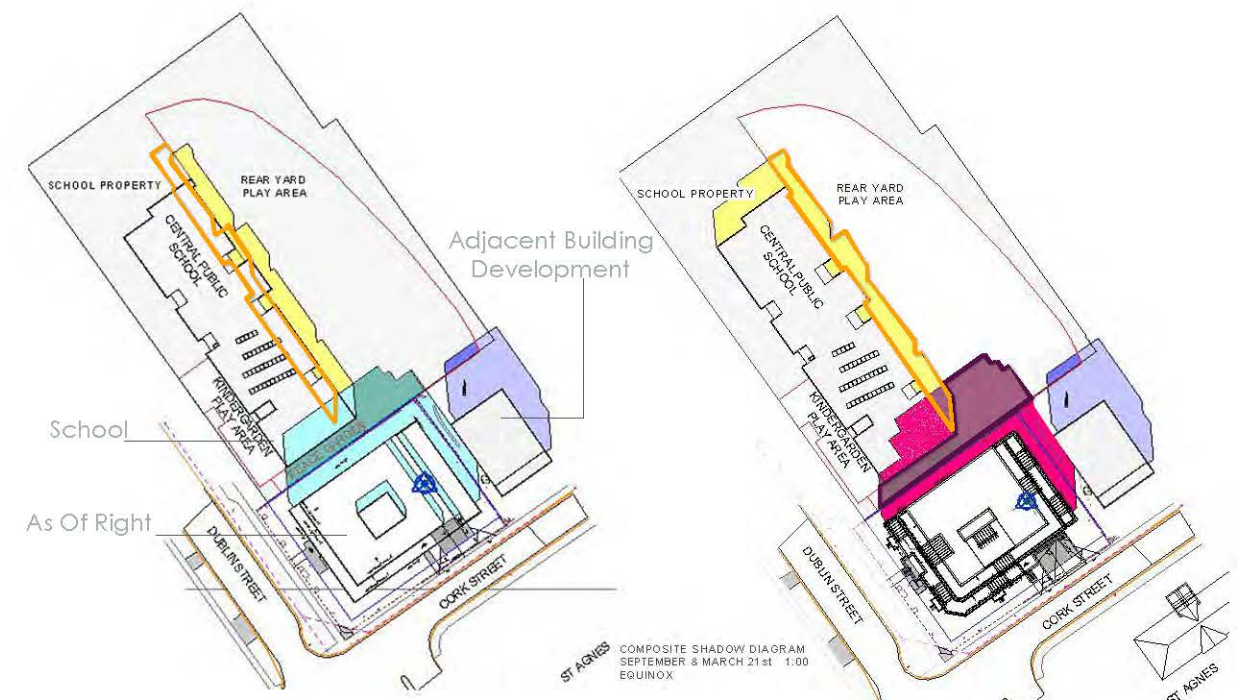
SEPTEMBER 21st @11:00am



As Of Right

Proposed Development

SEPTEMBER 21st @12:00pm



As Of Right

Proposed Development

COMPOSITE SHADOW DIAGRAM
SEPTEMBER & MARCH 21st 1:00
EQUINOX

Churchill Court
75 Dublin St. North
FALL/SPRING EQUINOX

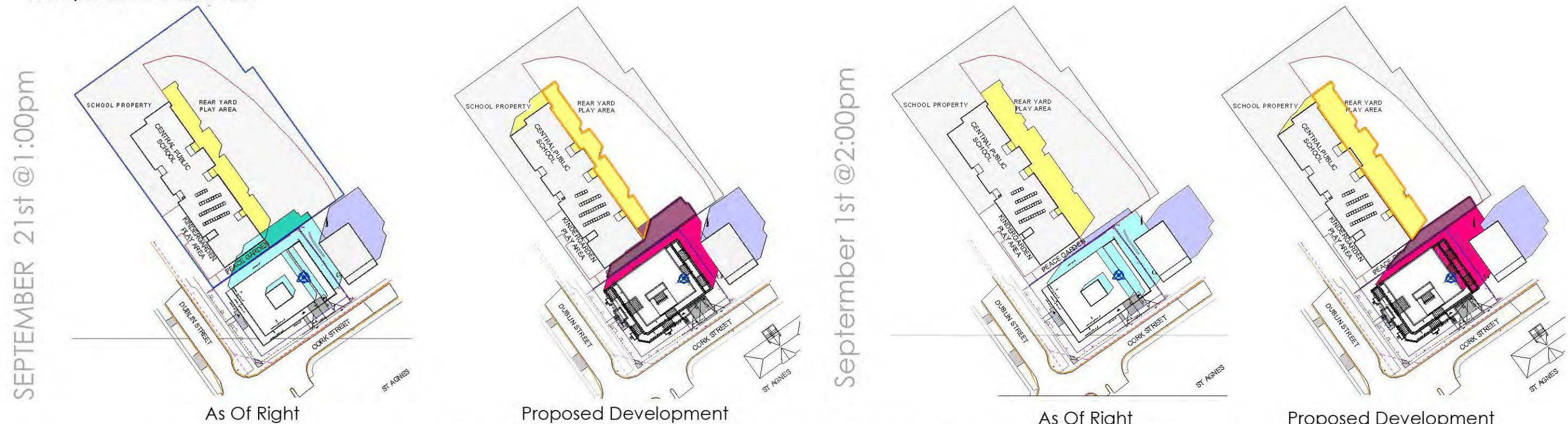


Fig 34- Fall/ Spring Equinox- Shadow comparison between as of right building and proposed development.

LEGEND

- Shadow from School Building
- Shadow from Staff Recommendation
- Shadow from As of Right Building
- Shadow from Proposed Building
- Shadow from As of Right Building on School Playground
- Shadow from Proposed Building on School Playground
- Shadow from Proposed Building Adjacent to Churchill Court
- Boundary of the additional Shadow impact on School Playground
- Boundary of the shadow impact on School Playground by the school itself

The Calculation is Based on the % of Shadow casted on the impacted areas: Rear Yard(2230m2)+ Peace Garden(97m2)+Kindergarden(250m2) = 2577m2.

The **new net shadow** is based on the increase in shadow resulting from the proposed development after taking into account the shadow which is cast from the as of right building +the current shadow from the school+ the shadow from the proposed adjacent development.

(%Of shadow cast by the school + %of shadow cast by the As-Of Right+%Shadow from Adjacent Proposed Development - % of shadow cast by Proposed Design+%Shadow from Adjacent Proposed Development+%Of shadow cast by the school)

I.E September 21 @ 10:00 am

The New Net shadow =

{1%(shadow cast by the school)+ 12%(shadow cast by the as of Right building)}+6% (Shadow cast by the proposed adjacent development) - {15%(new net shadow cast by the proposed design)+1%(Shadow cast by the school)+6%(%of shadow from proposed building) } =+3%

Table 1. SEPTEMBER/MARCH 21- FALL/SPRING EQUINOX

TIME	% of Shadow cast by the school	% of Shadow cast by the As-Of Right	% of Shadow cast by the Proposed adjacent Development	Total Shadow % (As of Right+ School Shadow+Proposed Development)	% of Shadow cast by the school	% of Shadow cast by Proposed Design	% of Shadow cast by the Proposed adjacent Development	Total Shadow % (Proposed Building+School Shadow+ Adjacent Proposed Building)	New Net Shadow in excess of As of Right
10:00 am	1%	12%	6%	19%	1%	15%	6%	22%	+3%
11:00 am	5%	10%	3%	18%	5%	14%	3%	22%	+4%
12:00 pm	12%	8%	9%	29%	12%	12%	9%	33%	+4%
1:00 pm	19%	7%	0%	26%	19%	10%	0%	29%	+3%
2:00 pm	27%	3%	0%	30%	27%	6%	0%	33%	+3%

Churchill Court

75 Dublin St. North
WINTER SOLSTICE

DECEMBER 21st @10:00am

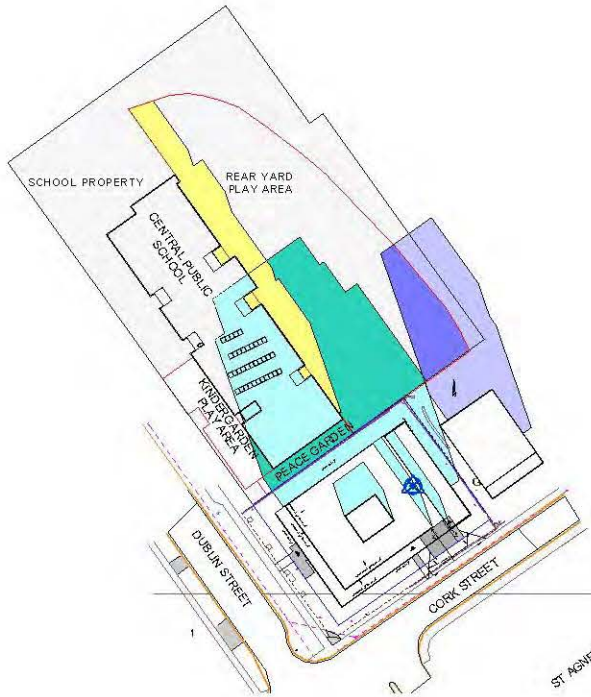


As Of Right



Proposed Development

DECEMBER 21st @11:00am



Proposed Development



DECEMBER 21st @12:00pm

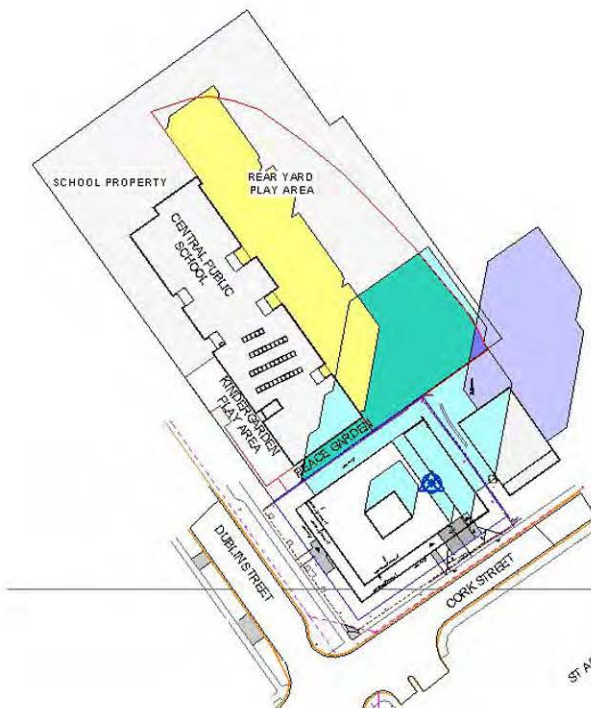


As Of Right

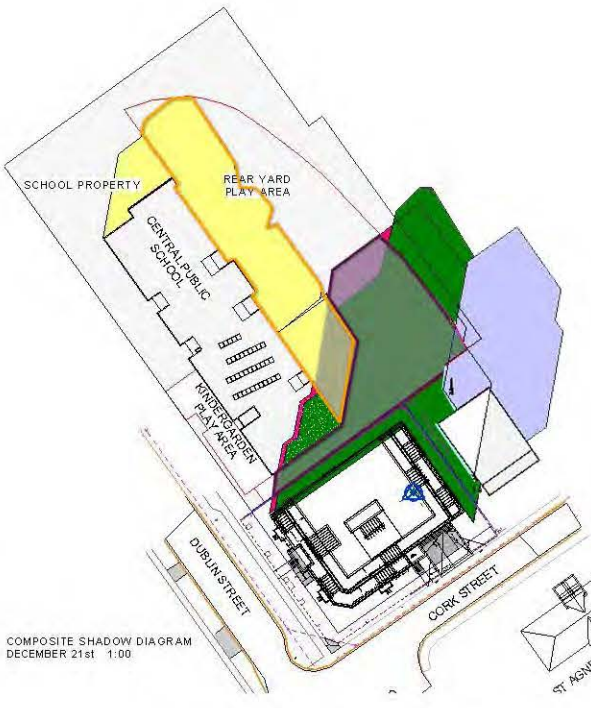


Proposed Development

DECEMBER 21st @1:00pm



Proposed Development



COMPOSITE SHADOW DIAGRAM
DECEMBER 21st 1:00

Churchill Court

75 Dublin St. North

WINTER SOLSTICE

DECEMBER 21st @2:00pm

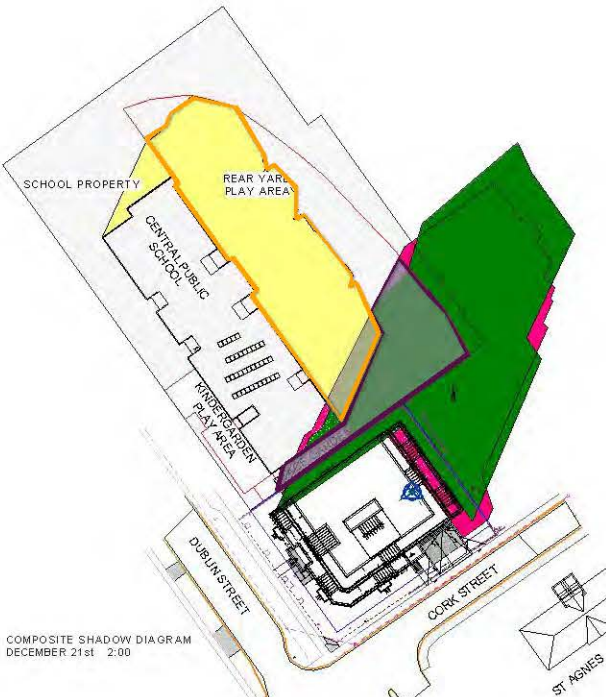
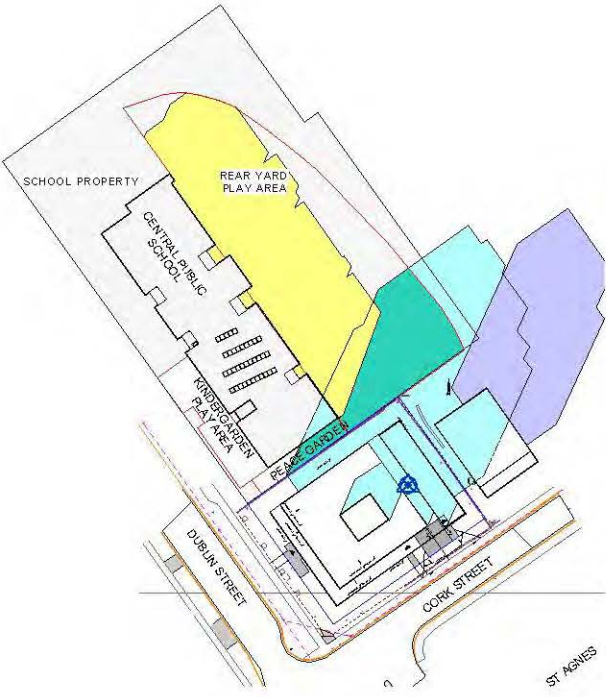


Fig 34- - Winter Solstice - Shadow comparison between as of right building and proposed development.

LEGEND

- Shadow from School Building
- Shadow from Staff Recommendation
- Shadow from As of Right Building
- Shadow from Proposed Building
- Shadow from As of Right Building on School Playground
- Shadow from Proposed Building on School Playground
- Shadow from Proposed Building Adjacent to Churchill Court
- Boundary of the additional Shadow impact on School Playground
- Boundary of the shadow impact on School Playground by the school itself

The Calculation is Based on the % of Shadow cast on the impacted areas: Rear Yard(2230m2)+ Peace Garden(97m2)+Kindergarden(250m2) = 2577m2.

The **new net shadow** is based on the increase in shadow resulting from the proposed development after taking into account the shadow which is cast from the as of right building +the current shadow from the school+ the shadow from the proposed adjacent development.

[%Of shadow cast by the school + %of shadow cast by the As-Of Right+%Shadow from Adjacent Proposed Development]- [% of shadow cast by Proposed Design+ % OF shadow cast by the school+ % shadow from Adjacent Proposed Development.)

I.E December 21 @ 10:00 am

The New Net shadow =

{5%(shadow cast by the school)+ 35%(shadow cast by the as of Right building)}+24% (Shadow cast by the proposed adjacent development) - {42%(new net shadow cast by the proposed design)+5%(Shadow cast by the school)+ 24 (%of shadow cast by the proposed development } = +7%

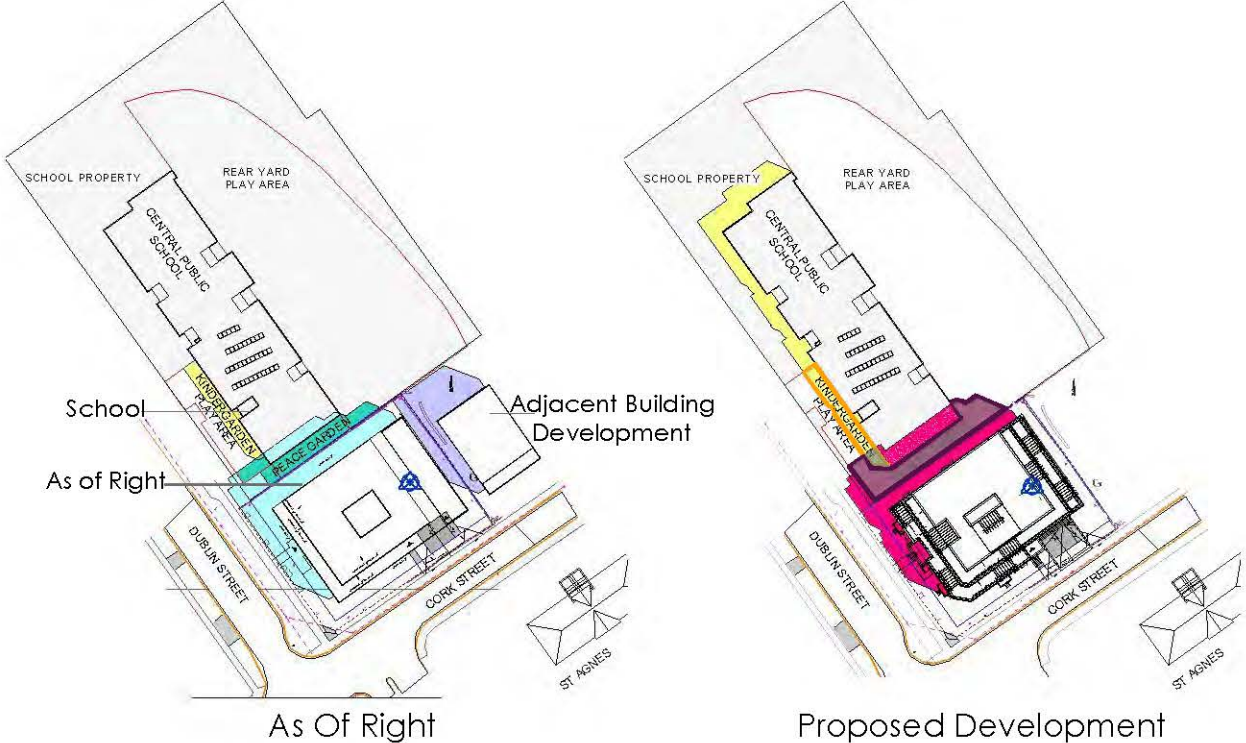
In reviewing the shadow analysis presented in table 2 the shadow casted by the as of right and by the school cover more than 50% on the impacted areas between 11:00 am and 2:00 am. The new net shadow created by the proposed development does not add any additional impact before 11:00 am. The shadow impact of proposed development on the school property before 11:00 am is less than 50%.

Table 2. DECEMBER 21- WINTER SOLISTICE

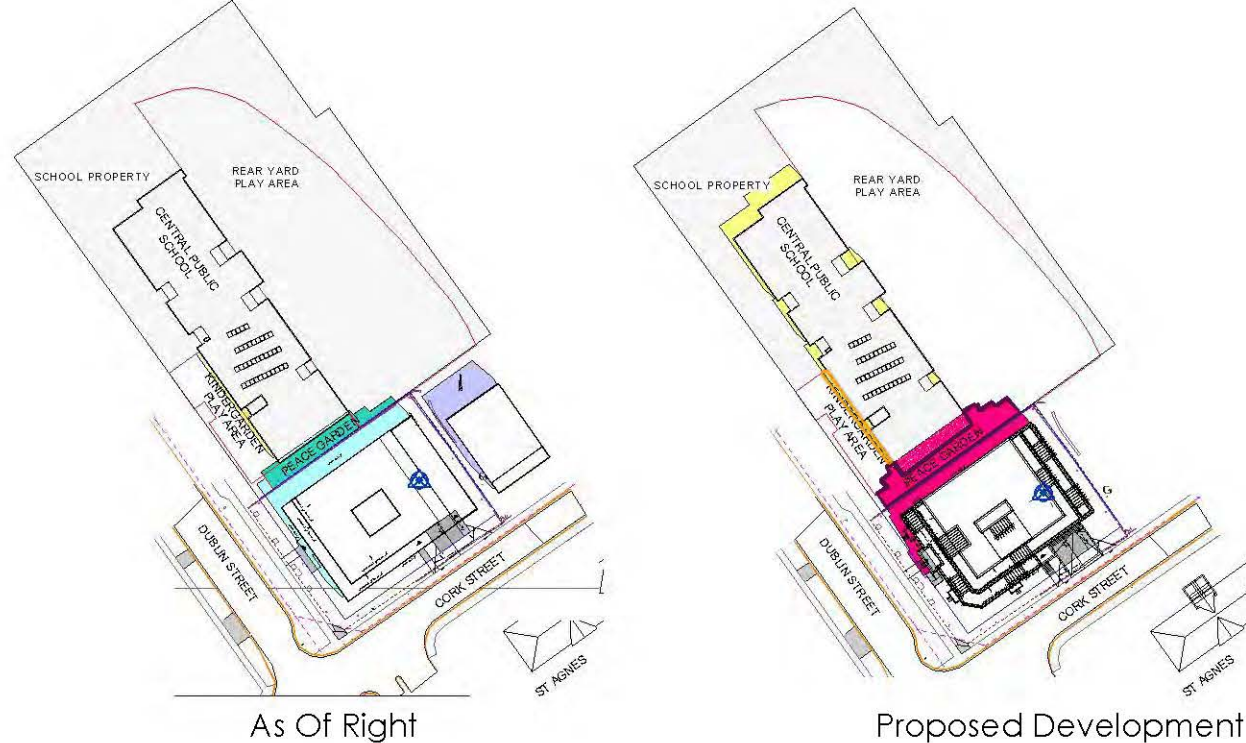
TIME	% of Shadow cast by the school	% of Shadow cast by the As-Of Right	% of Shadow cast by the Proposed adjacent Development	Total Shadow % (As of Right+ School Shadow+ Proposed Development)	% of Shadow cast by the school	% of Shadow cast by Proposed Design	% of Shadow cast by the Proposed adjacent Development	Total Shadow % (Proposed Building+School Shadow)	New Net Shadow in excess of As of Right
10:00 am	5%	35%	24%	64%	5%	42%	24%	71%	+7%
11:00 am	19%	29%	10%	58%	19%	38%	10%	67%	+9%
12:00 pm	32%	29%	3%	64%	32%	43%	3%	78%	+14%
1:00 pm	45%	29%	0.6%	74.6%	45%	34%	0.6%	79.6%	5%
2:00 pm	63%	20%	0%	80%	63%	23%	0%	86%	+61%

Churchill Court
75 Dublin St. North
SUMMER SOLSTICE

JUNE 21st @10:00am



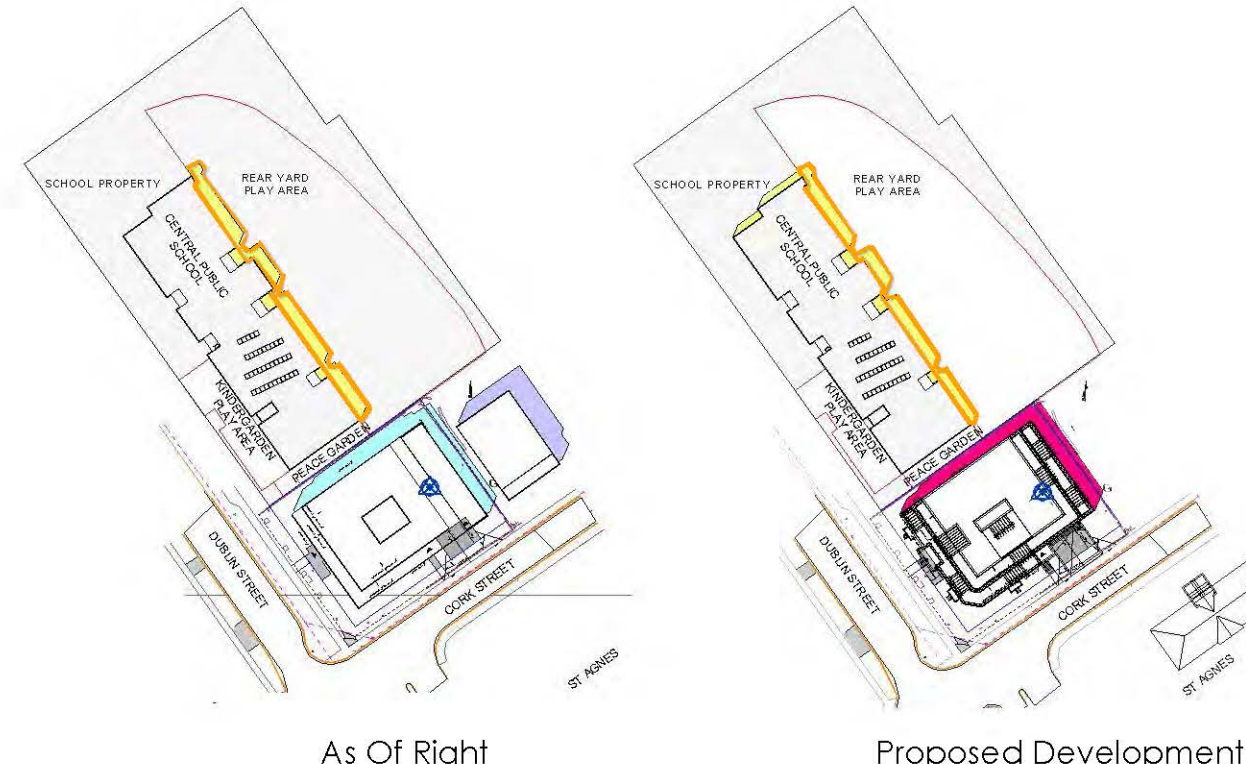
JUNE 21st @11:00am



JUNE 21st @12:00 pm



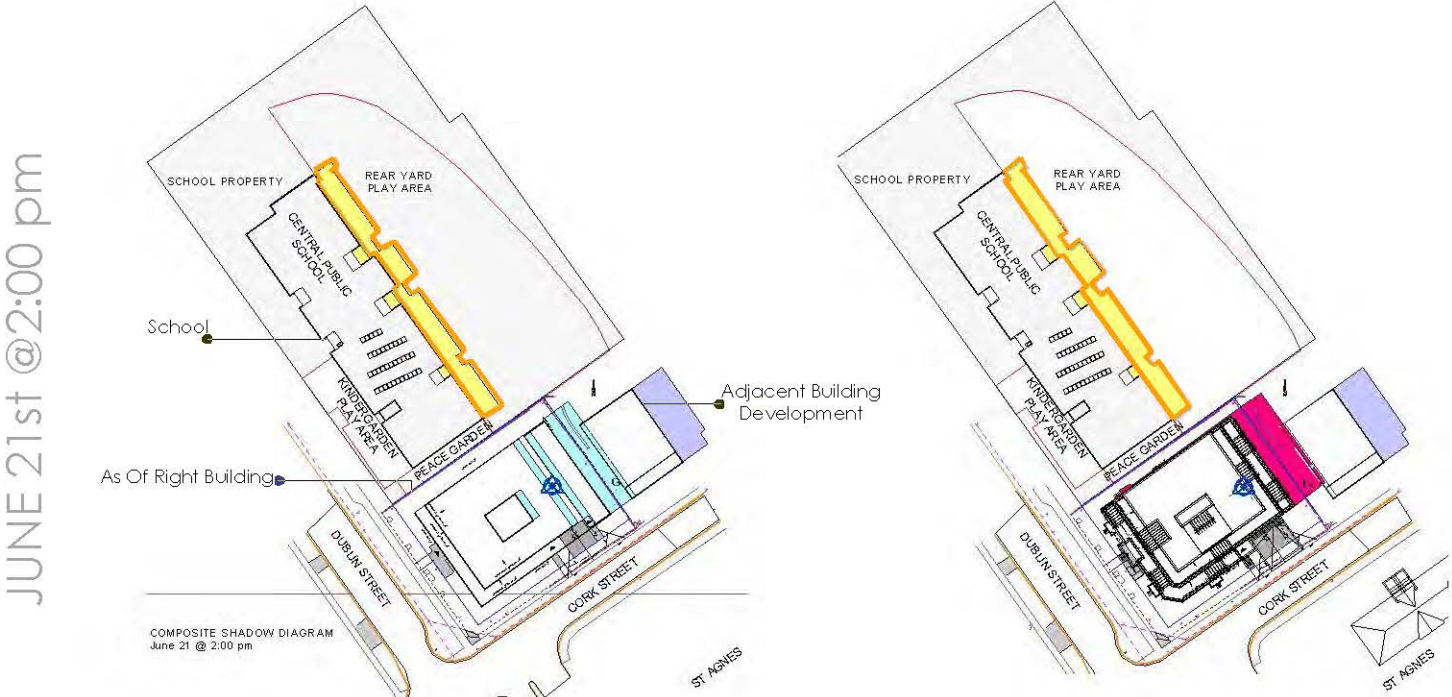
JUNE 21st @1:00 pm



Churchill Court

75 Dublin St. North

SUMMER SOLSTICE



The Calculation is Based on the % of Shadow cast on the impacted areas: Rear Yard(2230m2)+ Peace Garden(97m2)+Kindergarden(250m2) = 2577m2.

The **new net shadow** is based on the increase in shadow resulting from the proposed development after taking into account the shadow which is cast from the as of right building +the current shadow from the school+ the shadow from the proposed adjacent development.

[(%Of shadow cast by the school + %of shadow cast by the As-Of Right+%Shadow from Adjacent Proposed Development)-[% of shadow cast by Proposed Design+%Of shadow cast by the school +%Shadow from Adjacent Proposed Development])

I.E June 21 @ 10:00 am

The New Net shadow =

{3%(shadow cast by the school)+ 5%(shadow cast by the as of Right building)}+0% (Shadow cast by the proposed adjacent development) - {6%(new net shadow cast by the proposed design)+3%(Shadow cast by the school)} = +1%

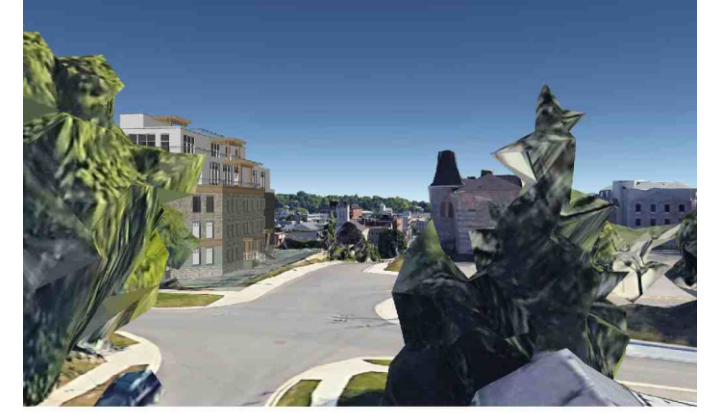
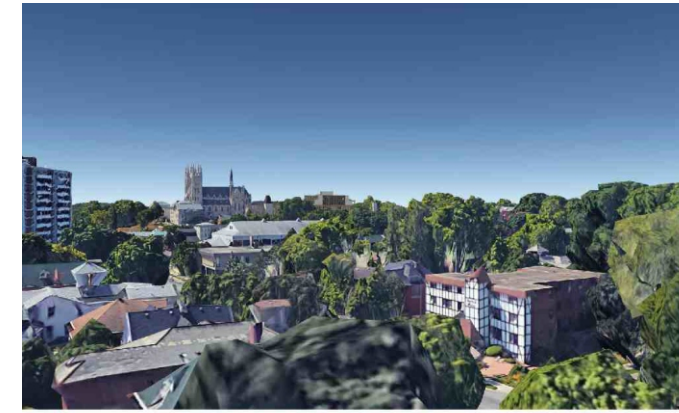
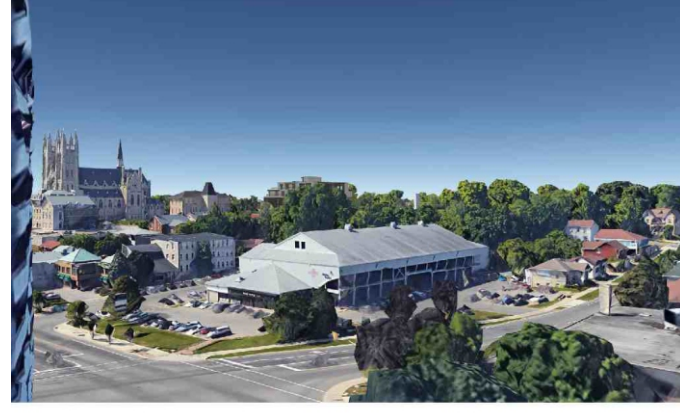
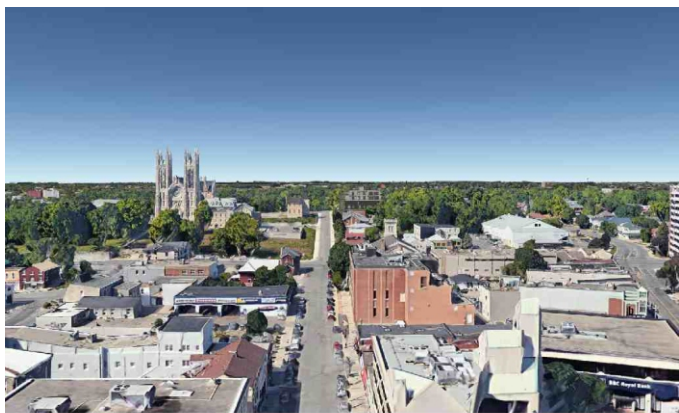
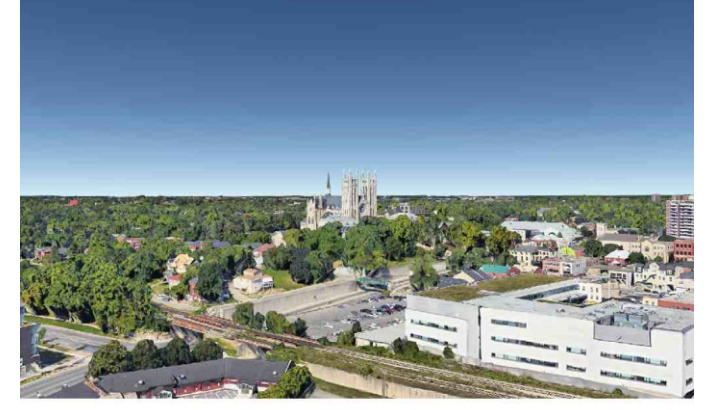
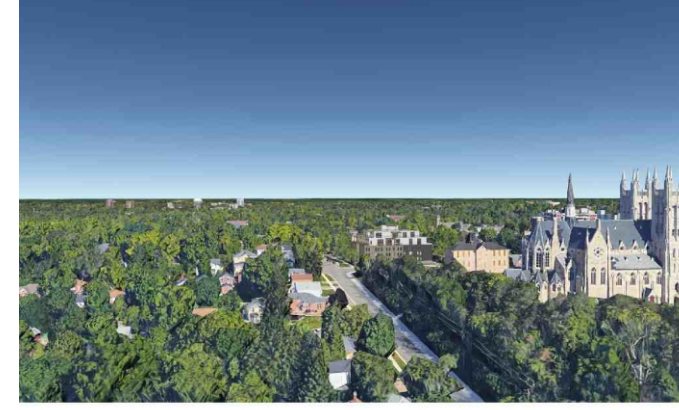
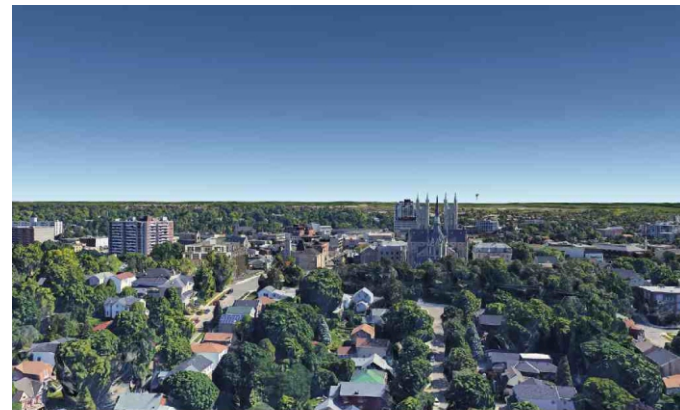
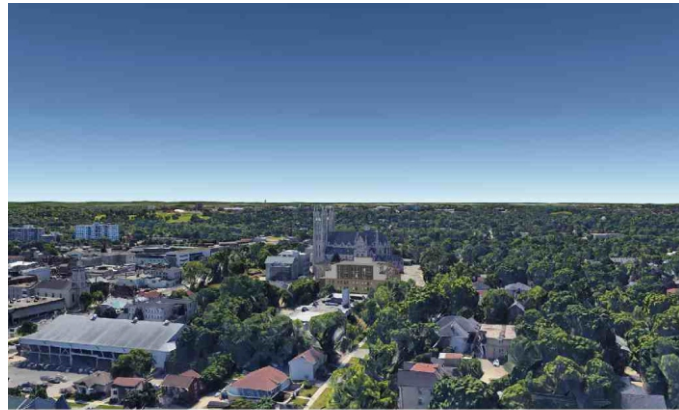
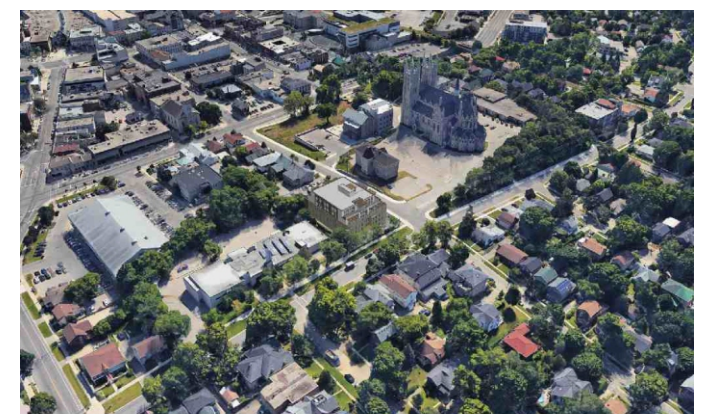
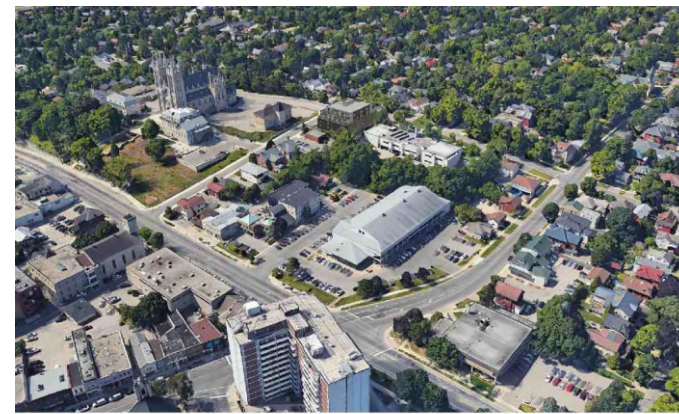
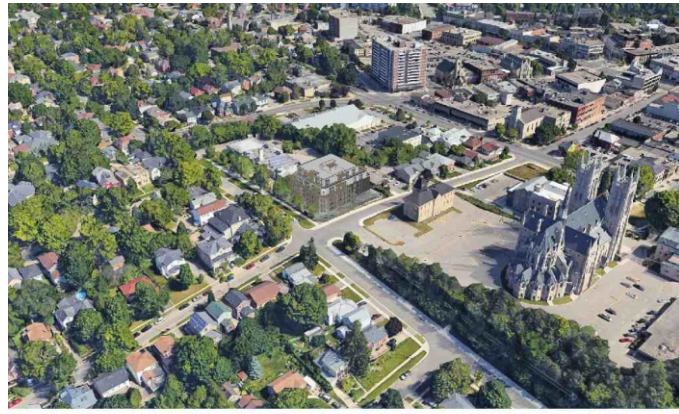
LEGEND

- Shadow from School Building
- Shadow from Staff Recommendation
- Shadow from As of Right Building
- Shadow from Proposed Building
- Shadow from As of Right Building on School Playground
- Shadow from Proposed Building on School Playground
- Shadow from Proposed Building Adjacent to Churchill Court
- Boundary of the additional Shadow impact on School Playground
- Boundary of the shadow impact on School Playground by the school itself

In reviewing the shadow analysis presented in table 3. the new net shadow will not have an effect in covering more than 50% of the impacted areas identified by the school board. The Impacted areas will have more than 50% sun from 10:00 am until 2:00 pm.

Table 3. JUNE 21 - SUMMER SOLISTICE

TIME	% of Shadow cast by the school	% of Shadow cast by the As-Of Right	% of Shadow cast by the Proposed adjacent Development	Total Shadow % (As of Right+ School Shadow)	% of Shadow cast by the school	% of Shadow cast by Proposed Design	Total Shadow % (Proposed Building+School Shadow+%of shadow cast from proposed design)	New Net Shadow in excess of As of Right
10:00 am	3%	5%	0%	8%	3%	6%	9%	+1%
11:00 am	1%	4%	0%	5%	1%	6%	7%	+2%
12:00 pm	3%	0%	0%	3%	3%	5%	8%	+5%
1:00 pm	8%	0%	0%	8%	8%	0%	8%	0%
2:00 pm	13%	0%	0%	13%	13%	0%	13%	0%



Google Earth Images produced from overlay of Architectural model onto building site.

Proposed Churchill Court Apartment Project

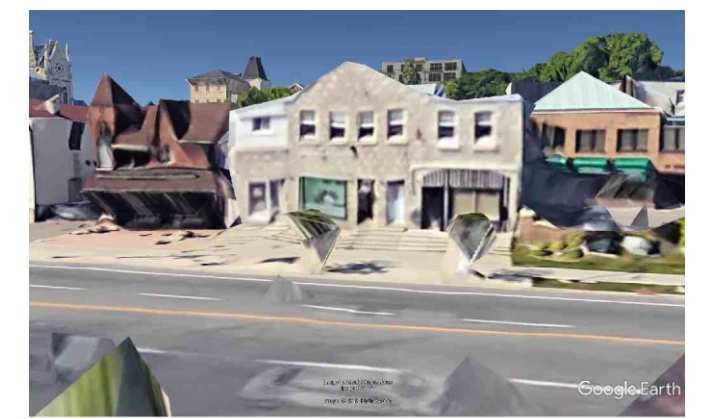












Image Engine 2008/08/08
Image Engine 2008/08/08

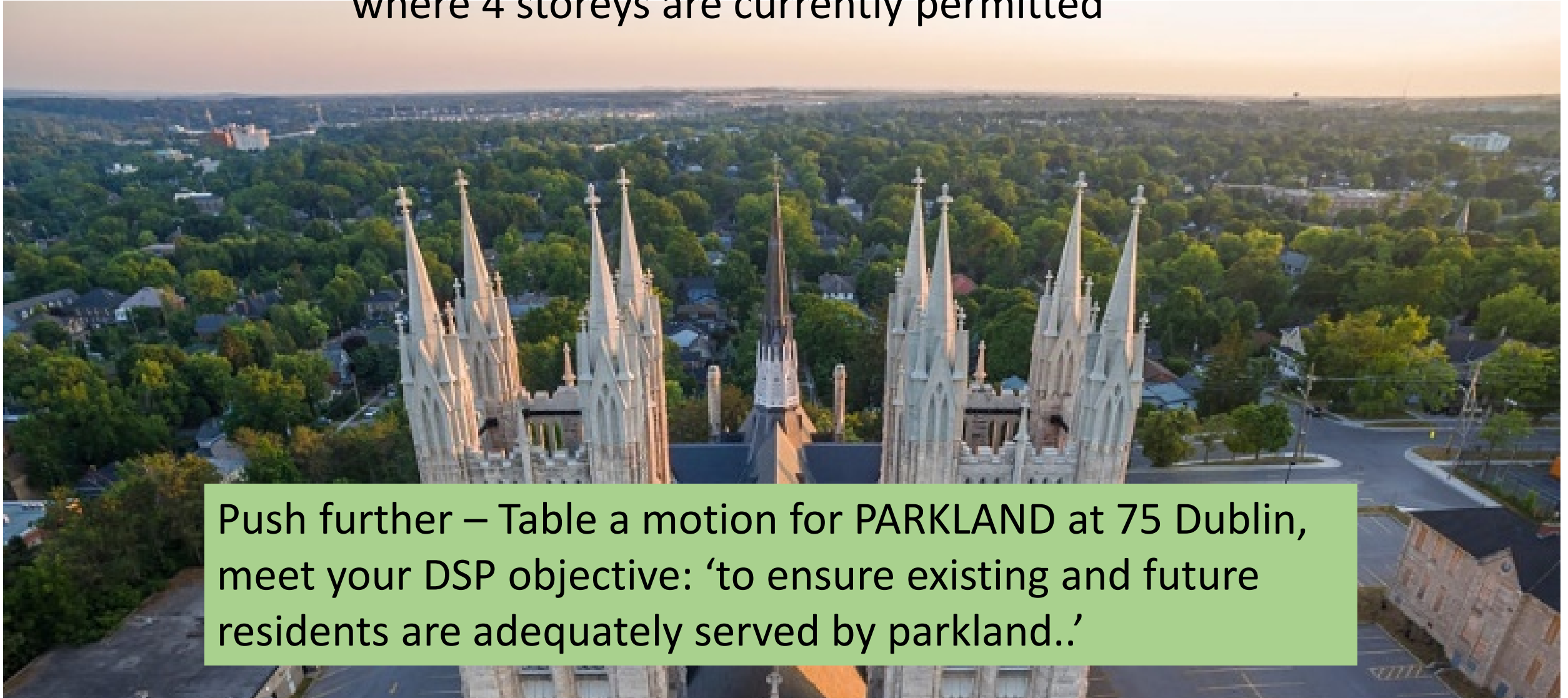
Google Earth



Virtual Earth 2006
© 2006 Google
Image is for informational purposes only

Google Earth

Thank you to the city staff who have recommended we **refuse** the Official Plan Amendment application to permit five storeys where 4 storeys are currently permitted

An aerial photograph showing a large Gothic cathedral with multiple spires in the foreground. The cathedral is made of light-colored stone and has several tall, pointed spires. Behind the cathedral, there is a dense residential area with many green trees and some houses. The sky is a pale, hazy blue, suggesting a clear day. The overall scene is a mix of historic architecture and modern urban development.

Push further – Table a motion for PARKLAND at 75 Dublin, meet your DSP objective: ‘to ensure existing and future residents are adequately served by parkland..’

At the Feb. 27th Public Meeting, Ward 3 Councilor, June Hofland, requested that staff include current information on the **population to parkland ratio** in the downtown in their staff report (given that our Downtown Secondary Plan has a target of 1 ha of parkland per 1,000 residents).


When I review the staff report, this information – our current population to parkland ratio downtown – **has not been included**.

Staff report states DSP includes a parkland component and references **Schedule B**.

Now why is this important?

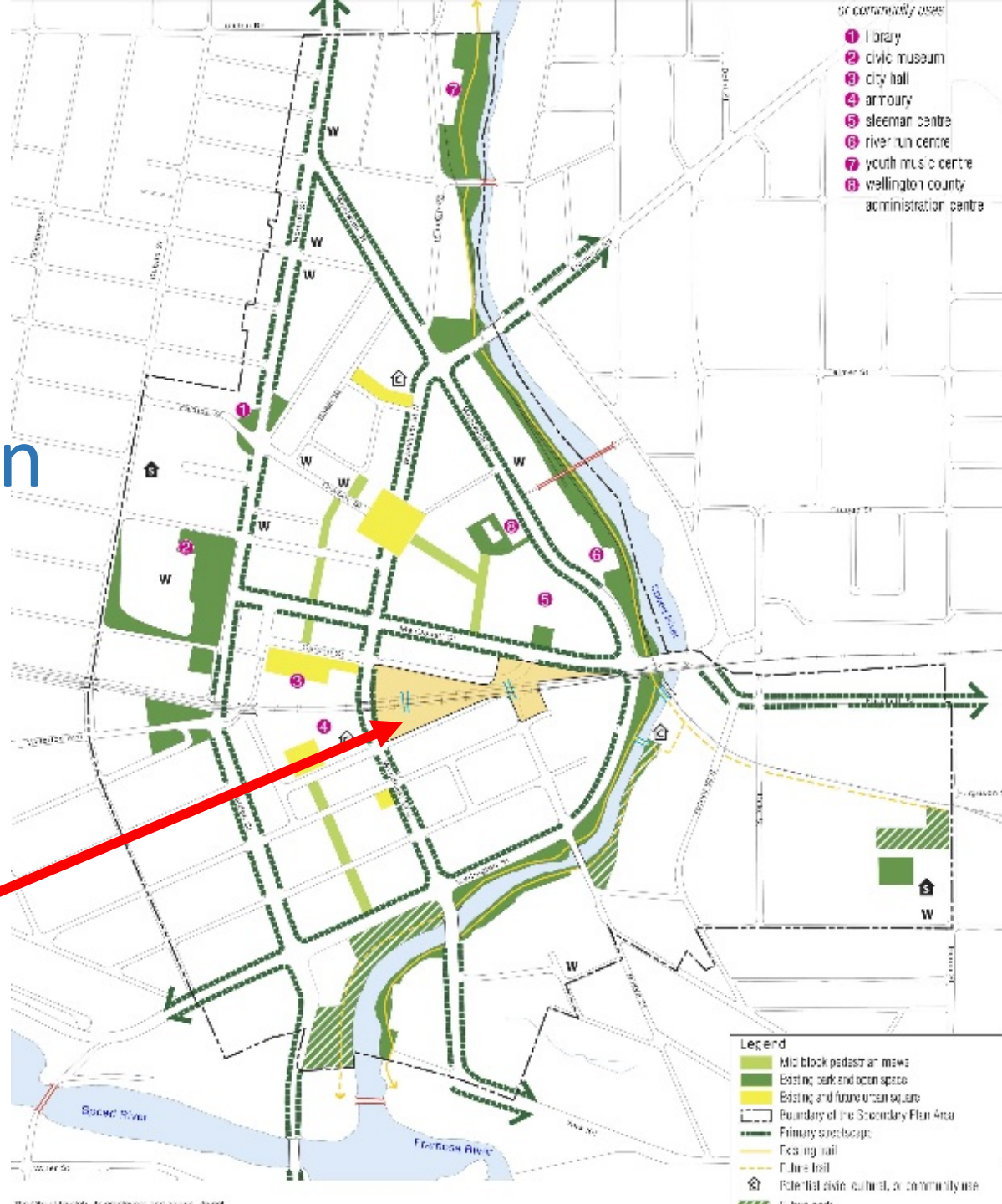
- Issues with sites identified as parkland and open space in Schedule B
- Likelihood of meeting your objective “ensure existing and future residents are adequately served by parkland...” (11.1.2.2 Principle 2, objective e)

Maintain a minimum ratio of one hectare of parkland and other public open spaces for every 1,000 residents living Downtown.

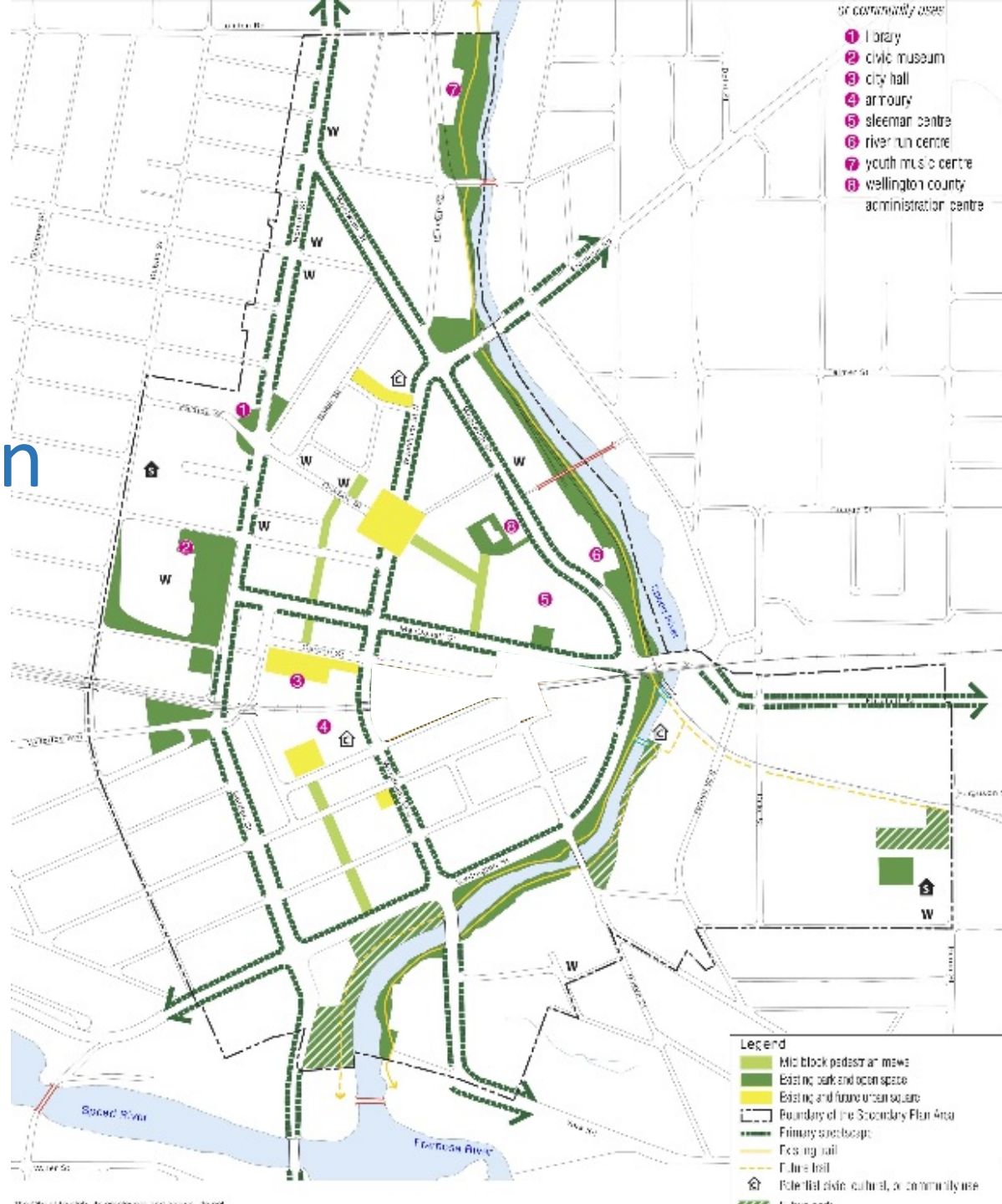
- TARGET of  our population to 8,500 residents Downtown by 2031.
- *Minimum* target of **8.5 ha** of Parkland and Public open space.
- NO tangible plan to meet the objective of this target – to “*ensure existing and future residents are adequately served by parkland..*”

City of Guelph Official Plan Schedule B Downtown Secondary Plan

Parks?
Transit hub

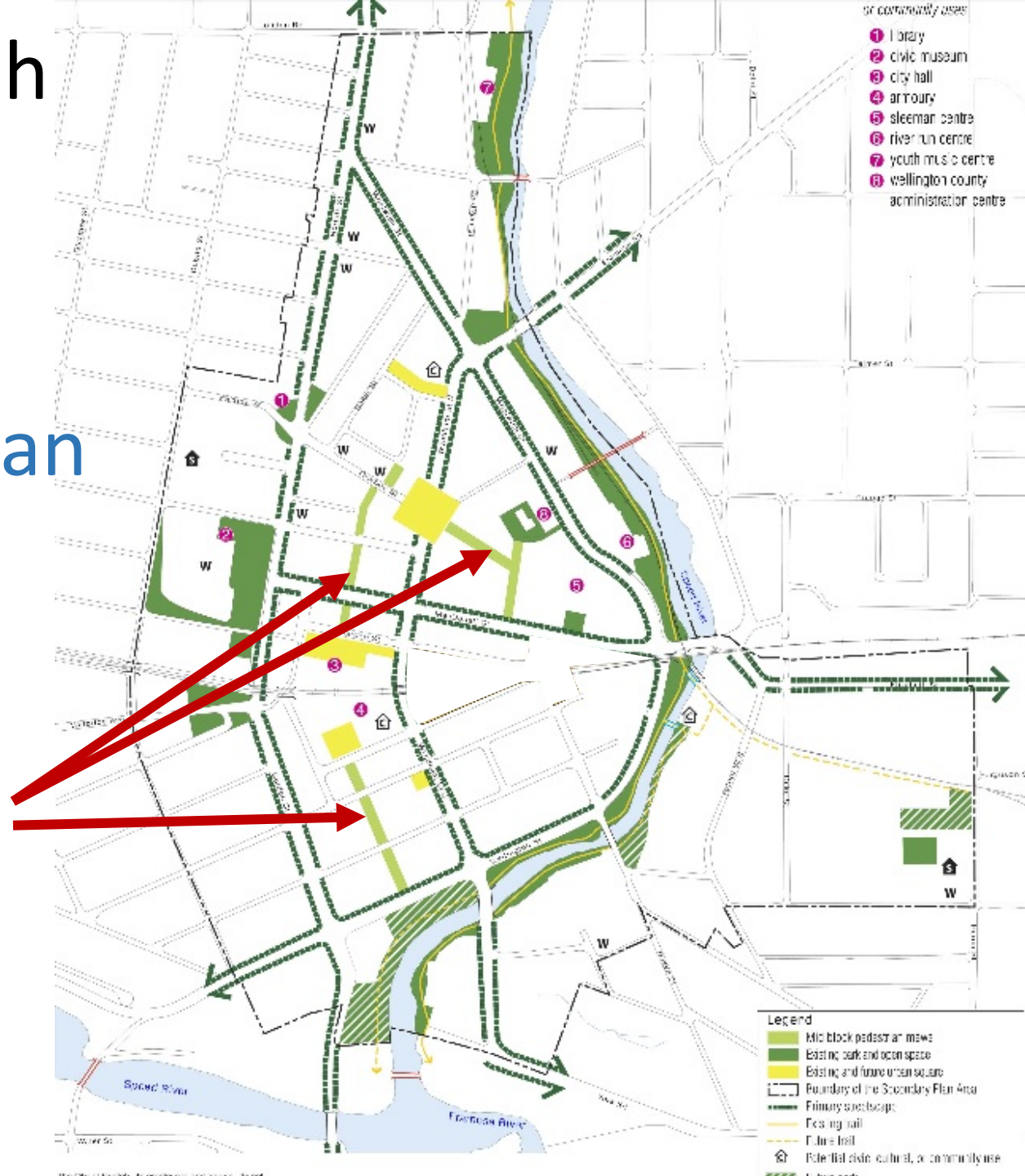


City of Guelph Official Plan Schedule B Downtown Secondary Plan



City of Guelph Official Plan Schedule B Downtown Secondary Plan

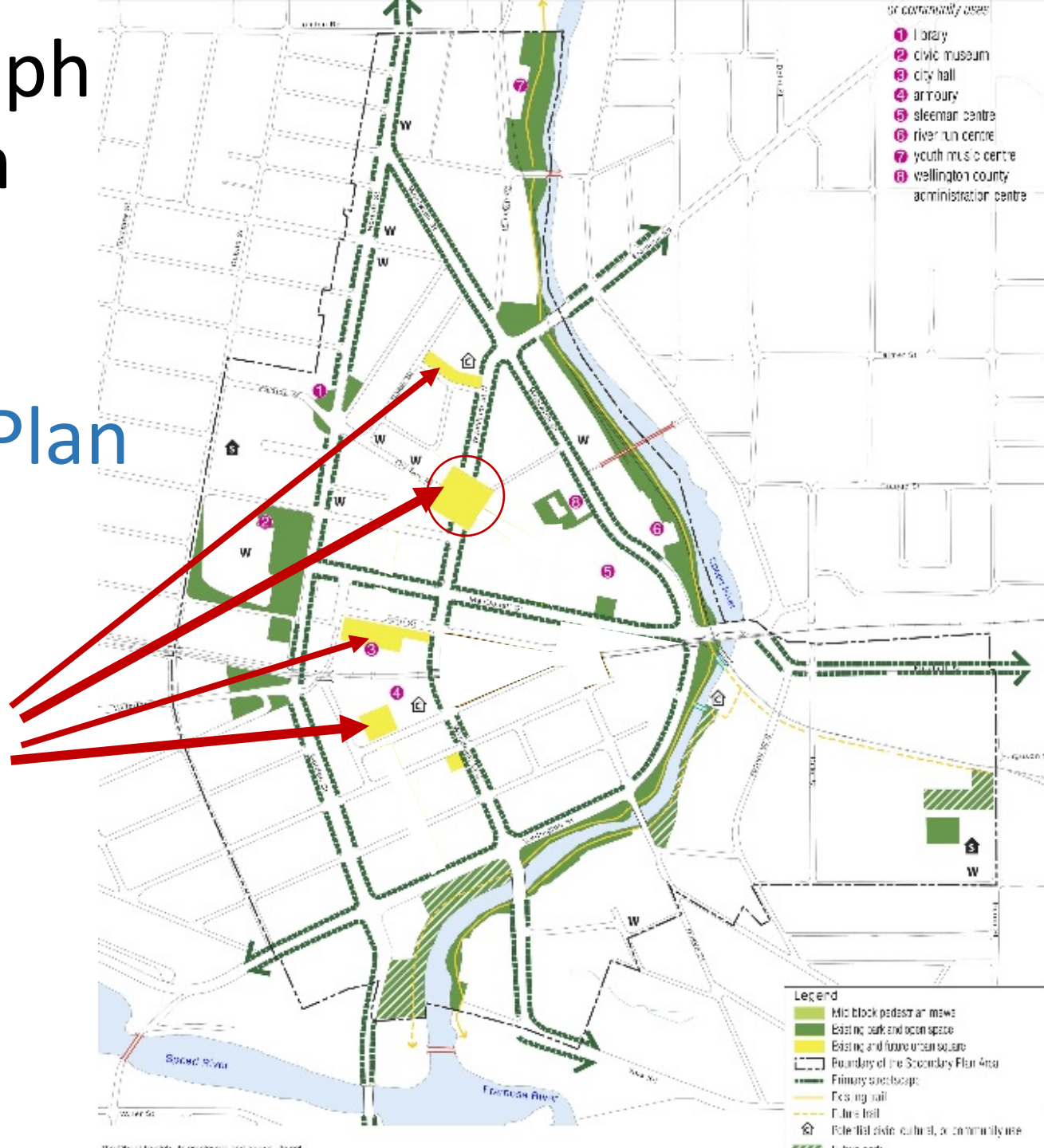
Pedestrian mews

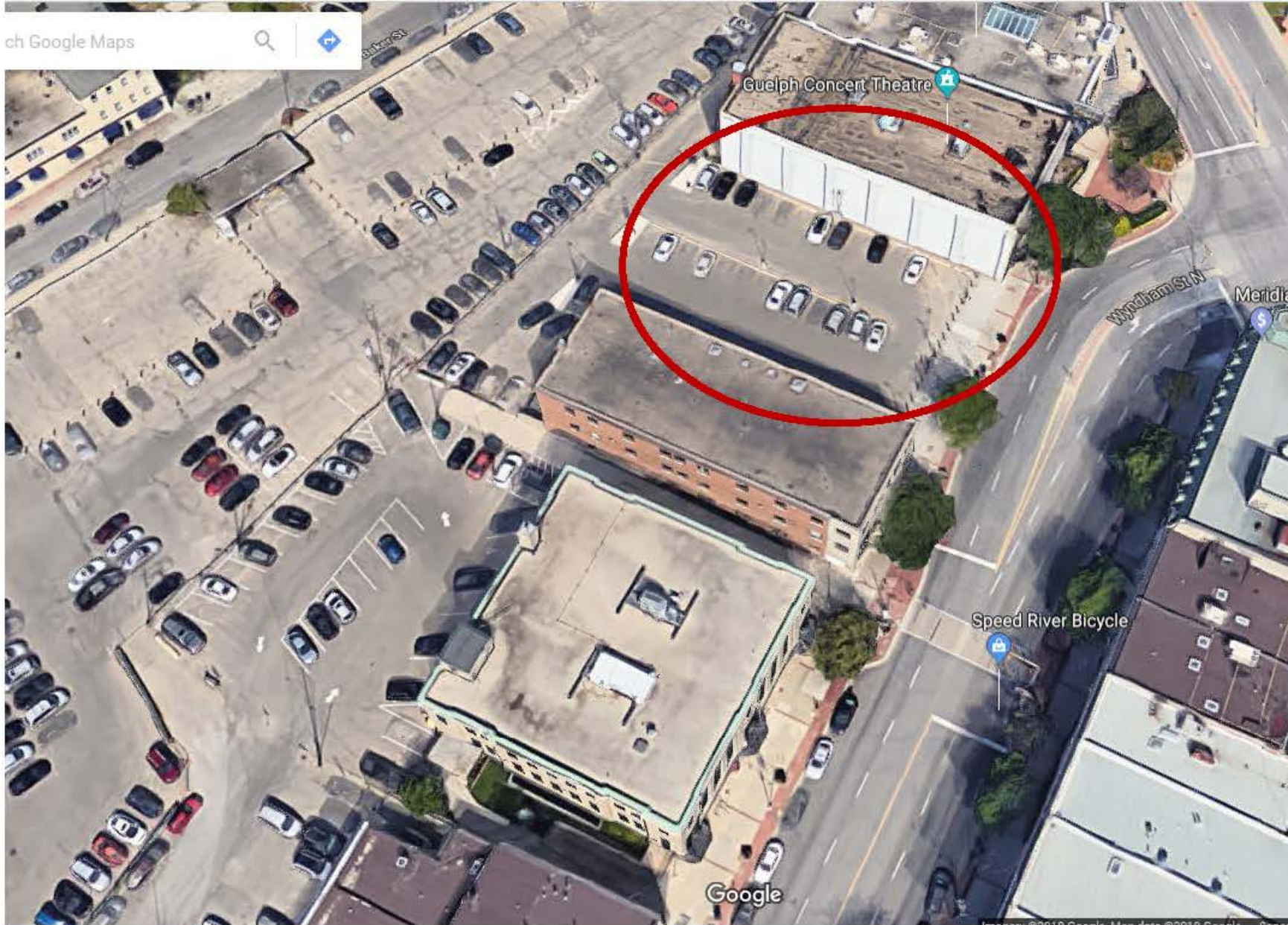




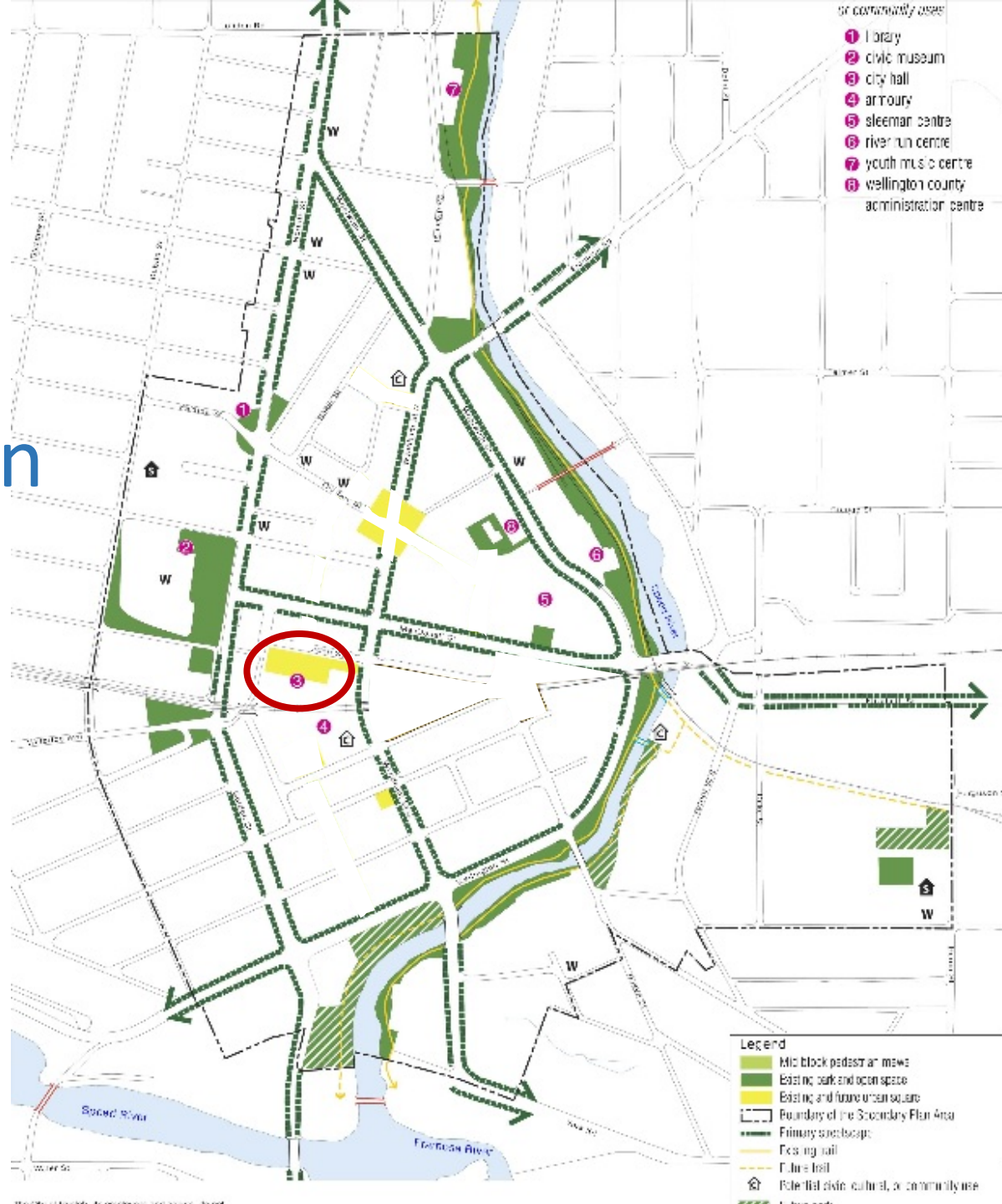
City of Guelph Official Plan Schedule B Downtown Secondary Plan

Urban
squares



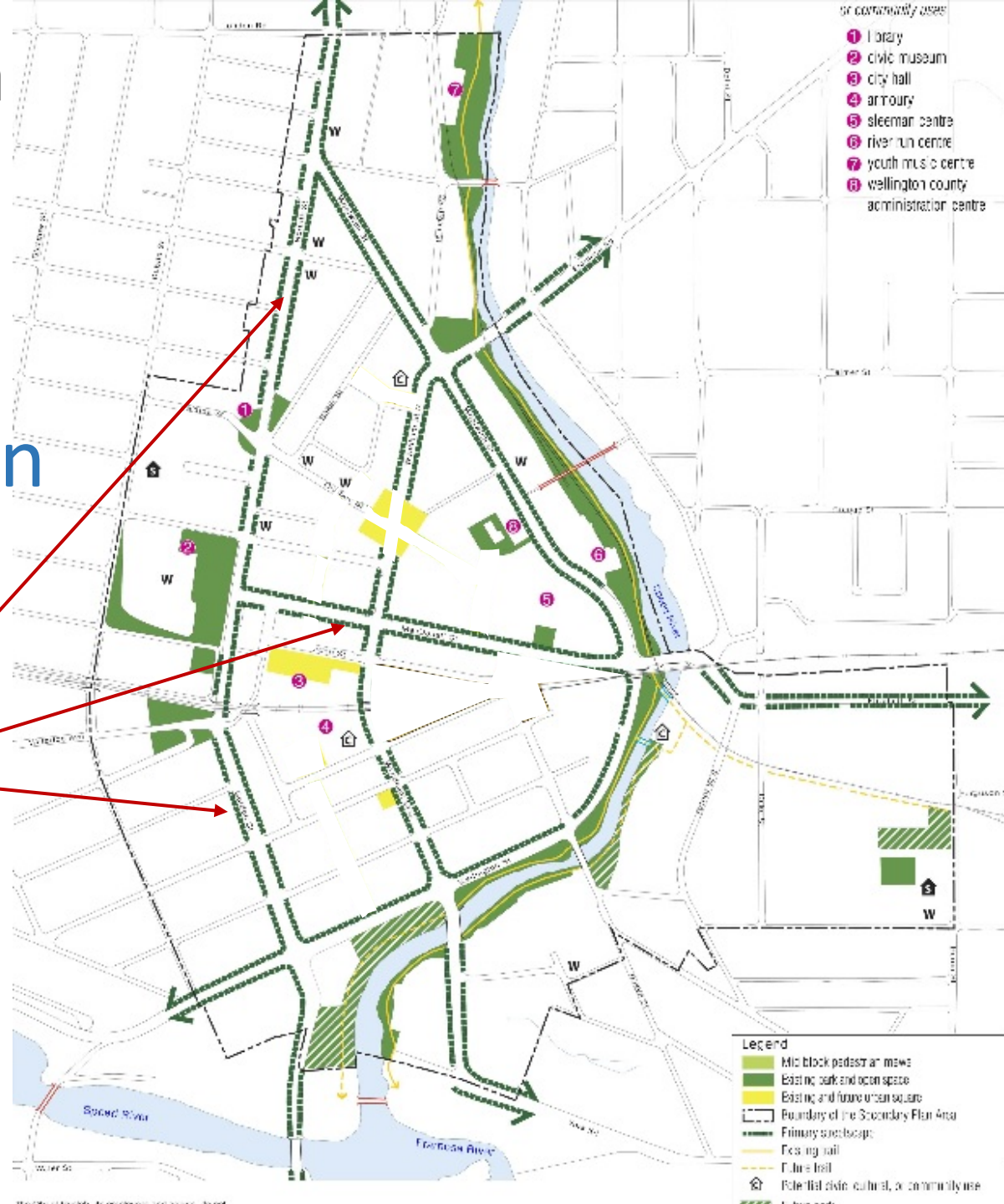


City of Guelph Official Plan Schedule B Downtown Secondary Plan

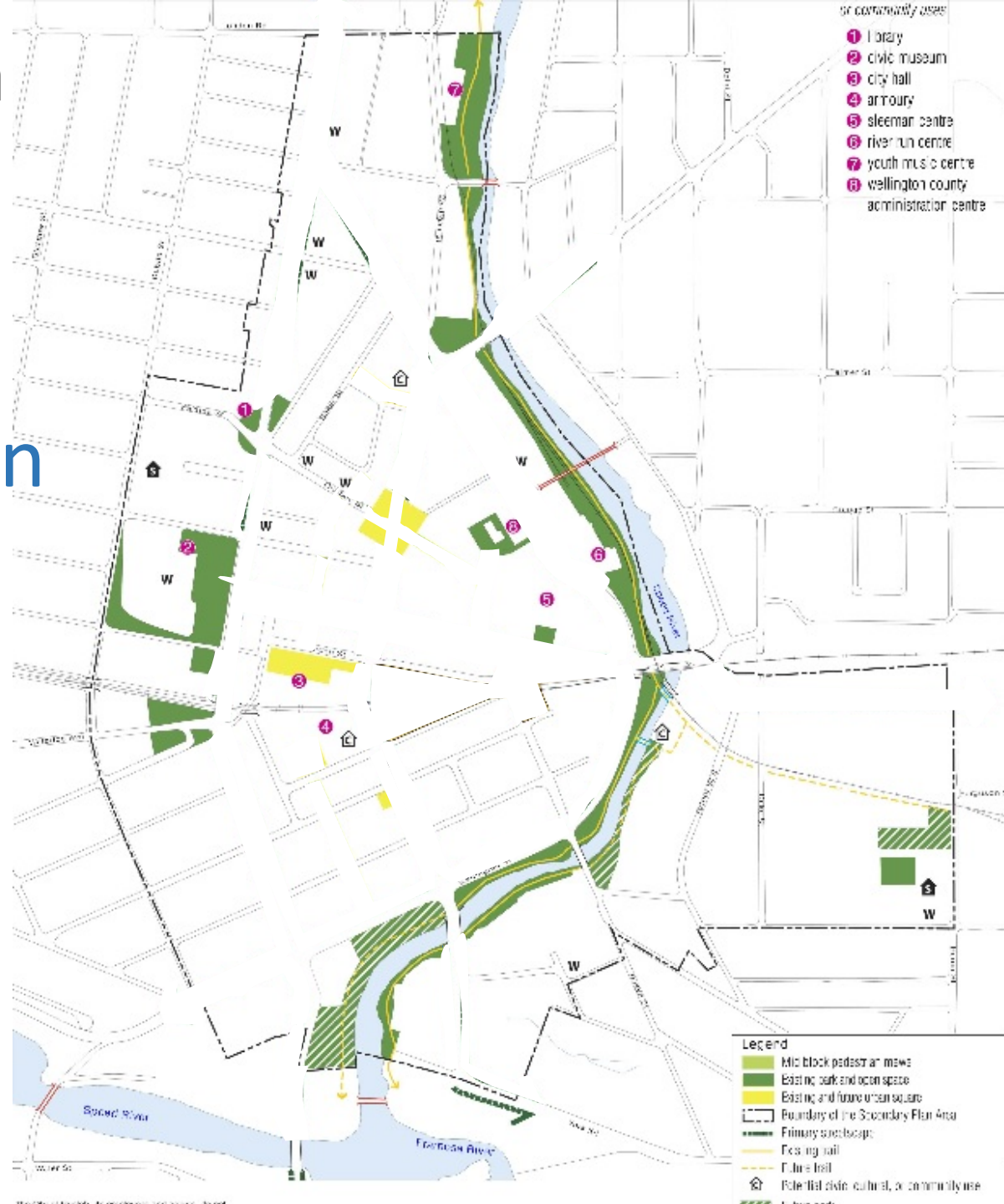


City of Guelph Official Plan Schedule B Downtown Secondary Plan

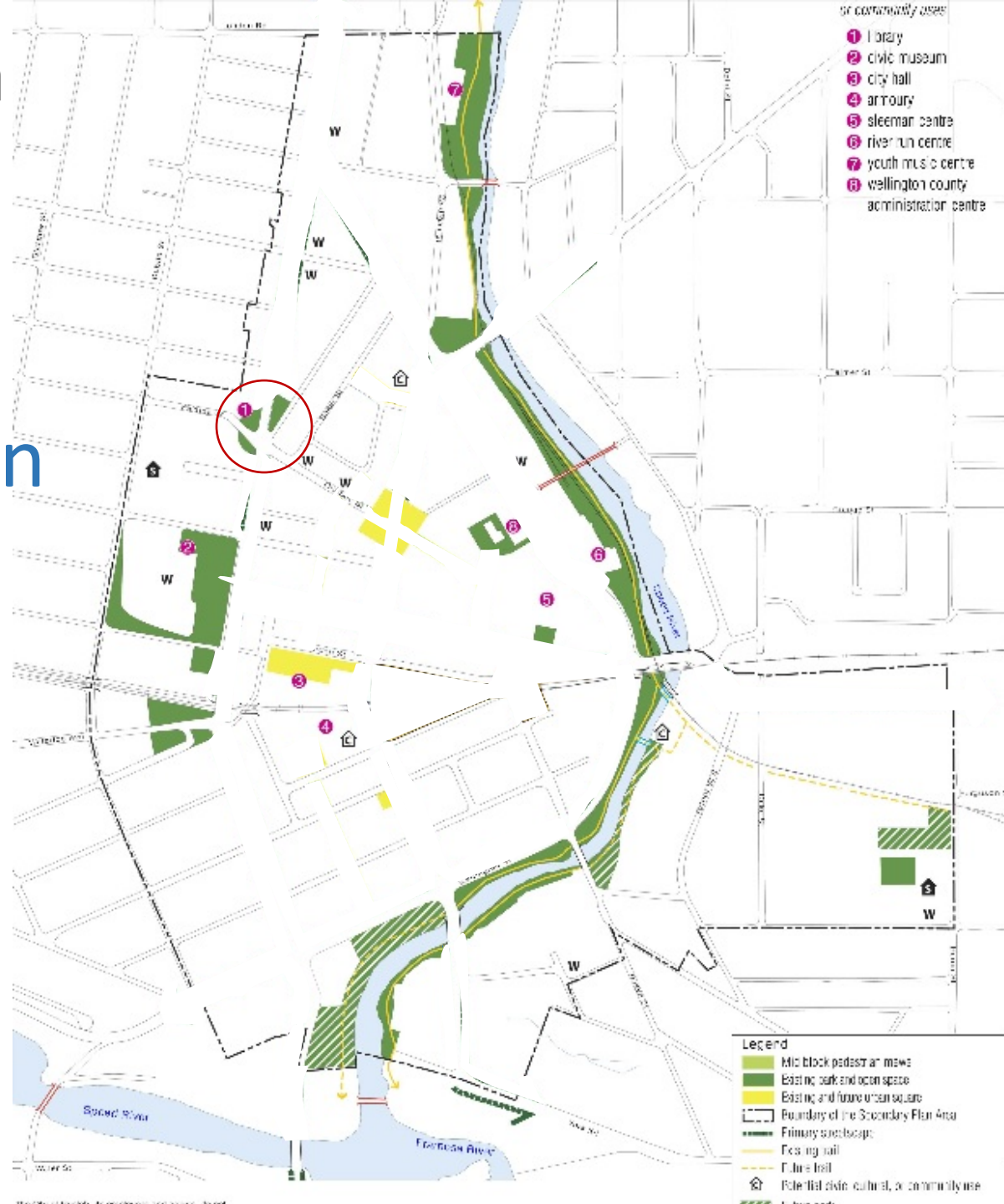
Primary
streetscape

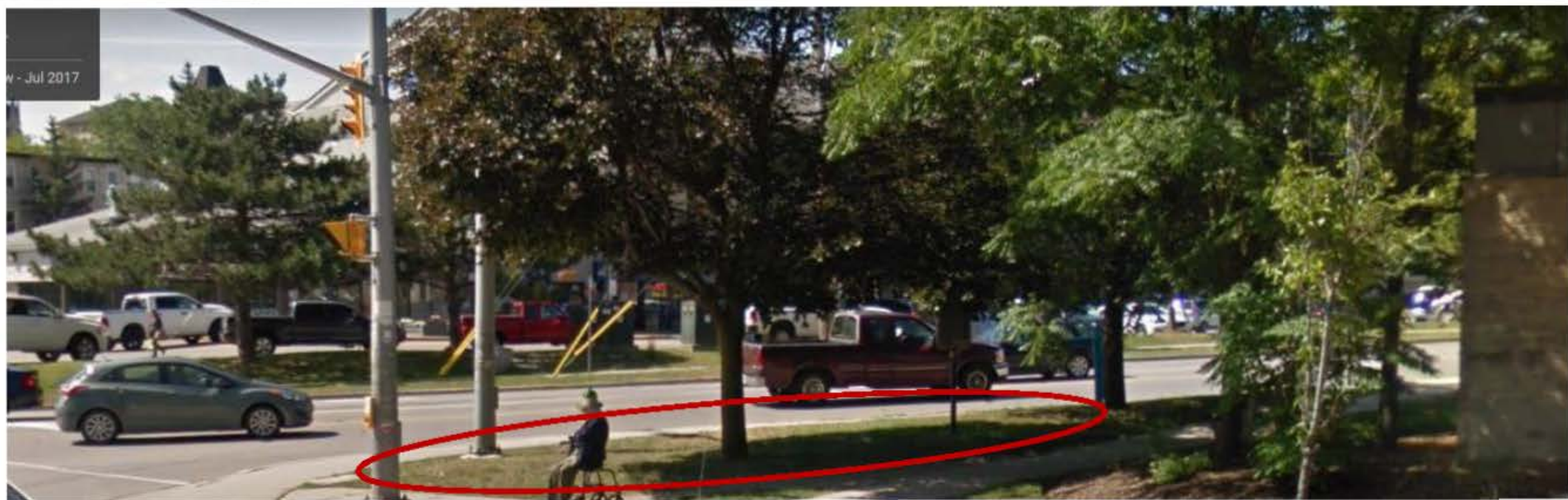


City of Guelph Official Plan Schedule B Downtown Secondary Plan



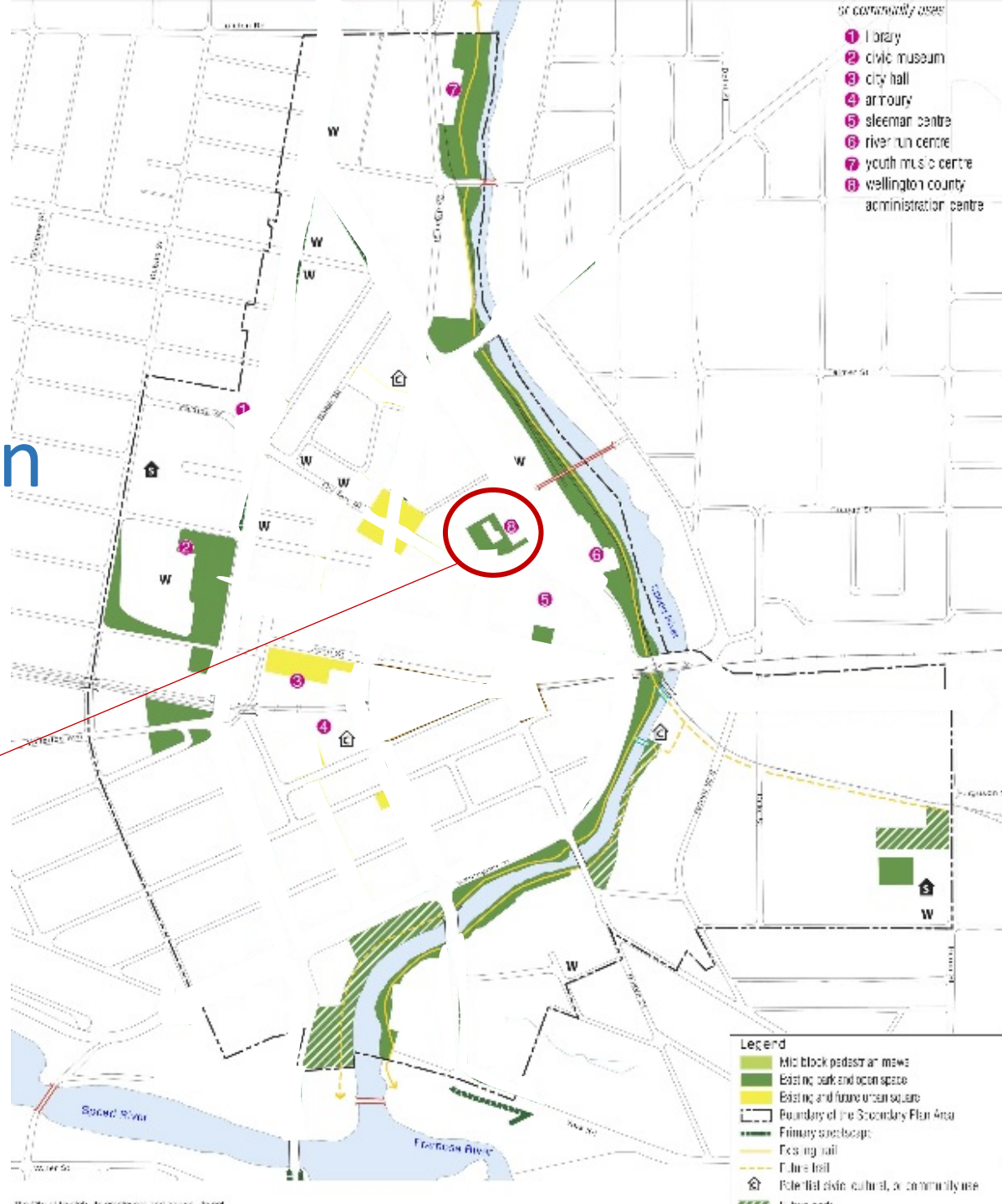
City of Guelph Official Plan Schedule B Downtown Secondary Plan

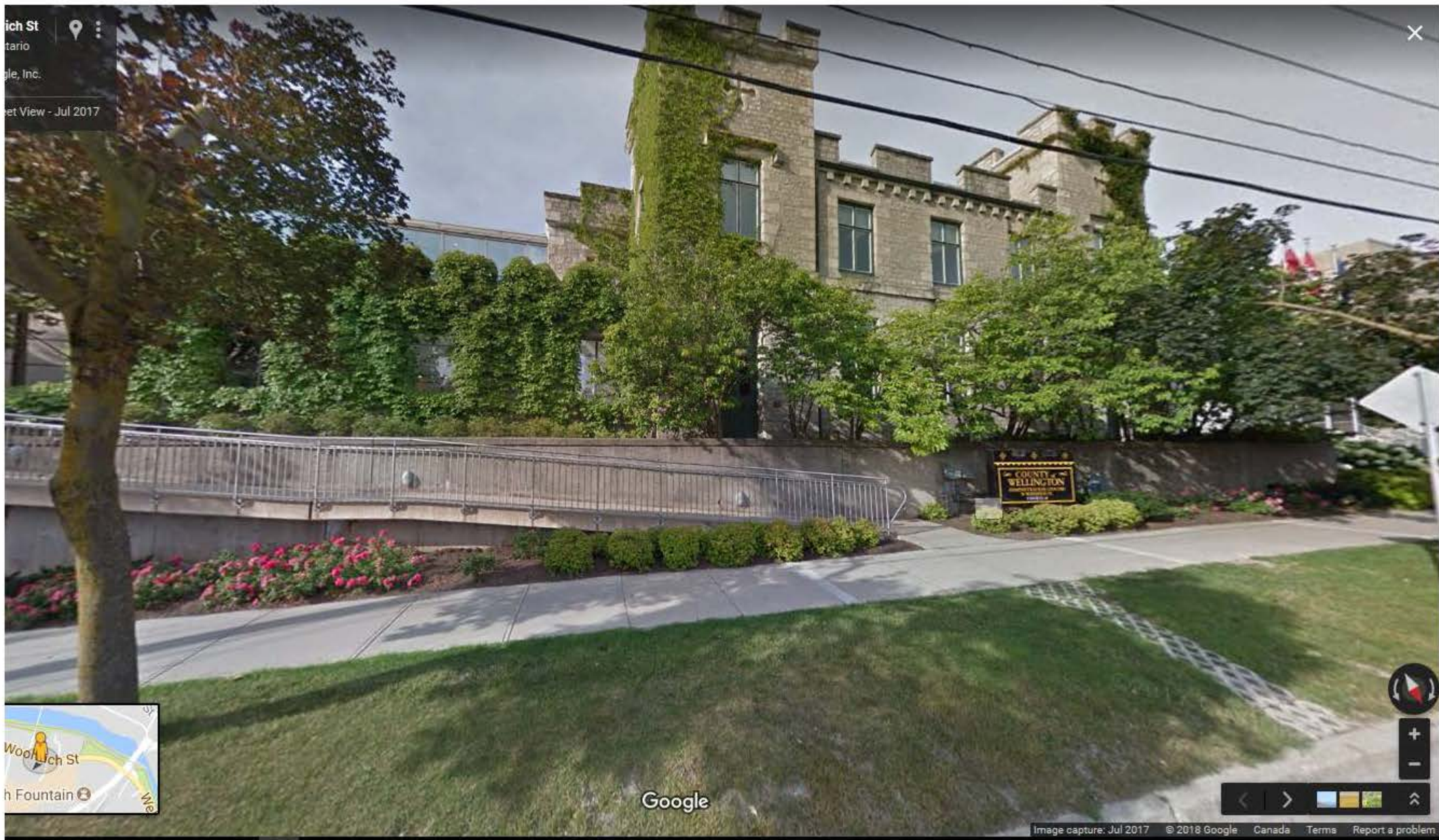




City of Guelph Official Plan Schedule B Downtown Secondary Plan

#8 Wellington County
Administration Park

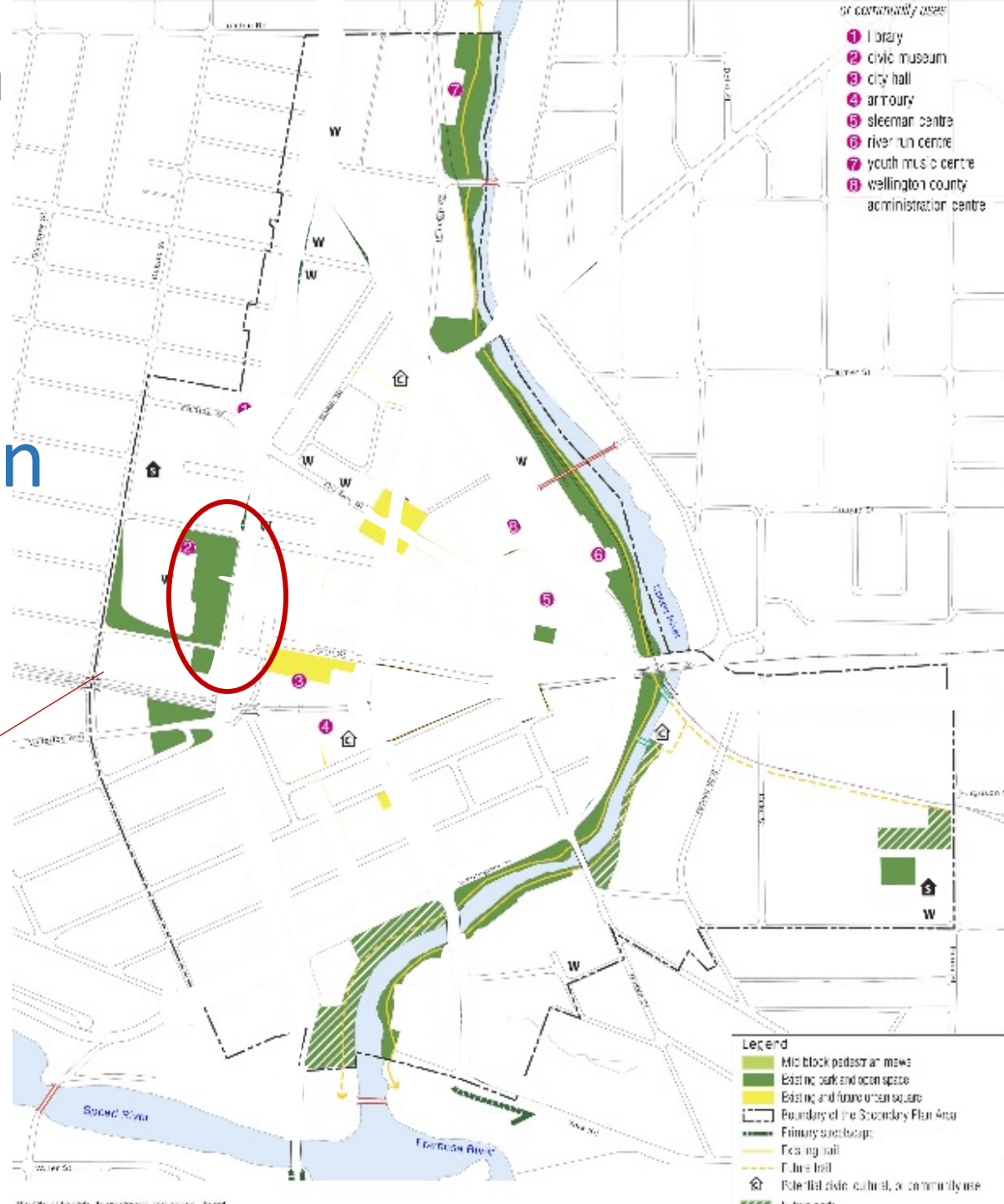




It's a building!

City of Guelph Official Plan Schedule B Downtown Secondary Plan

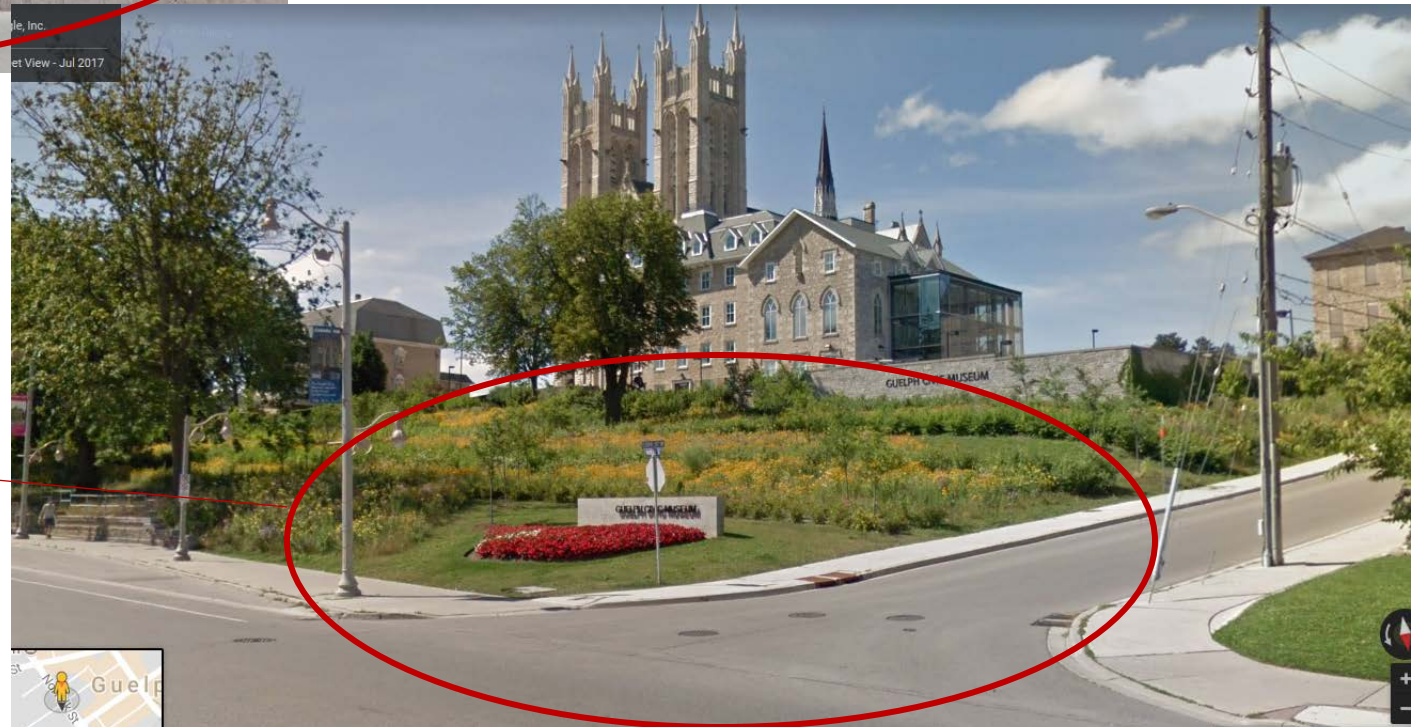
#2 Catholic Hill





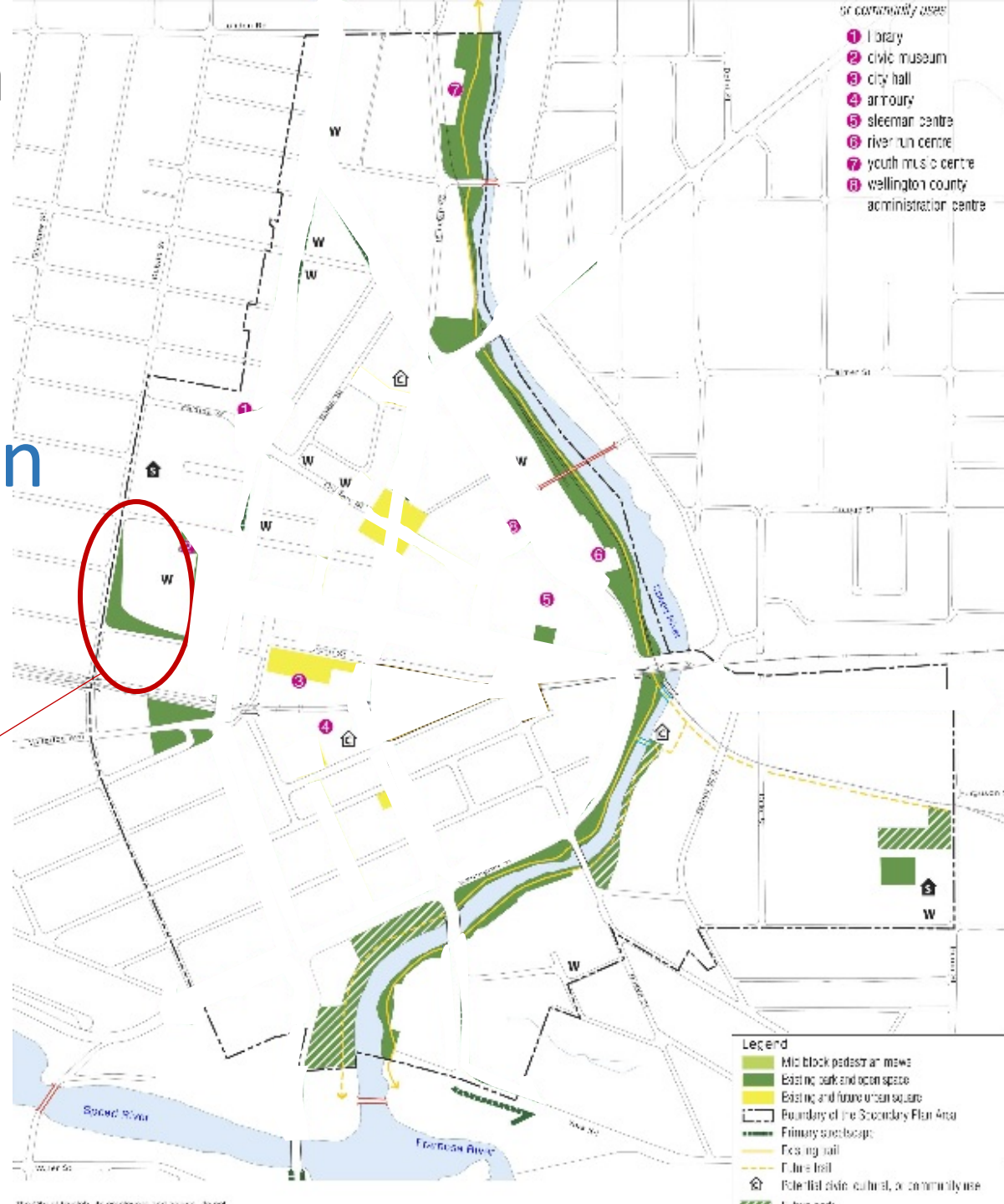
Steps up to the
Basilica of our Lady,
Garden beds,
staircase – not city
owned parkland.

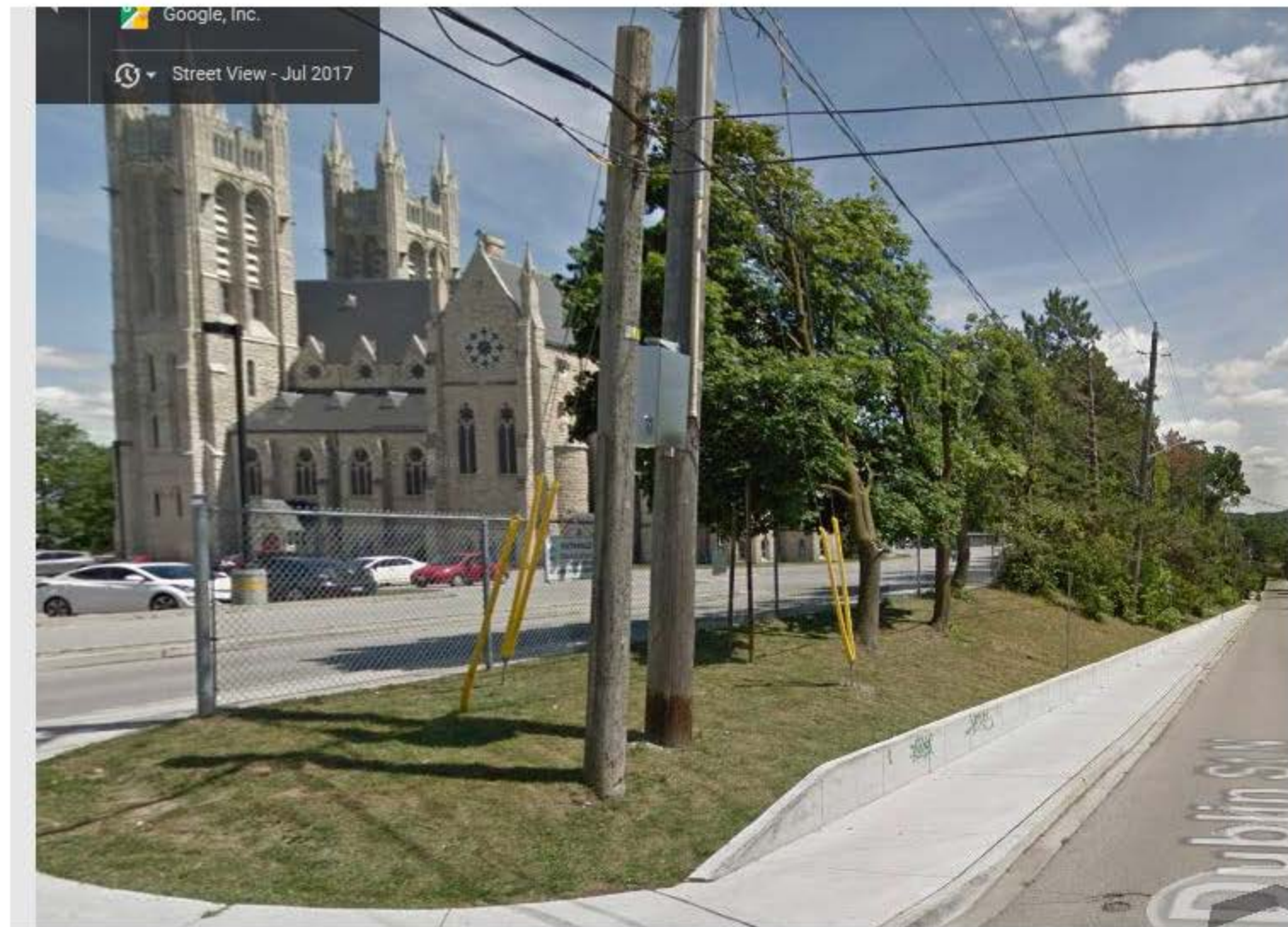
Slope in front of Civic
Museum, native
vegetation/planting beds
– not city owned parkland.



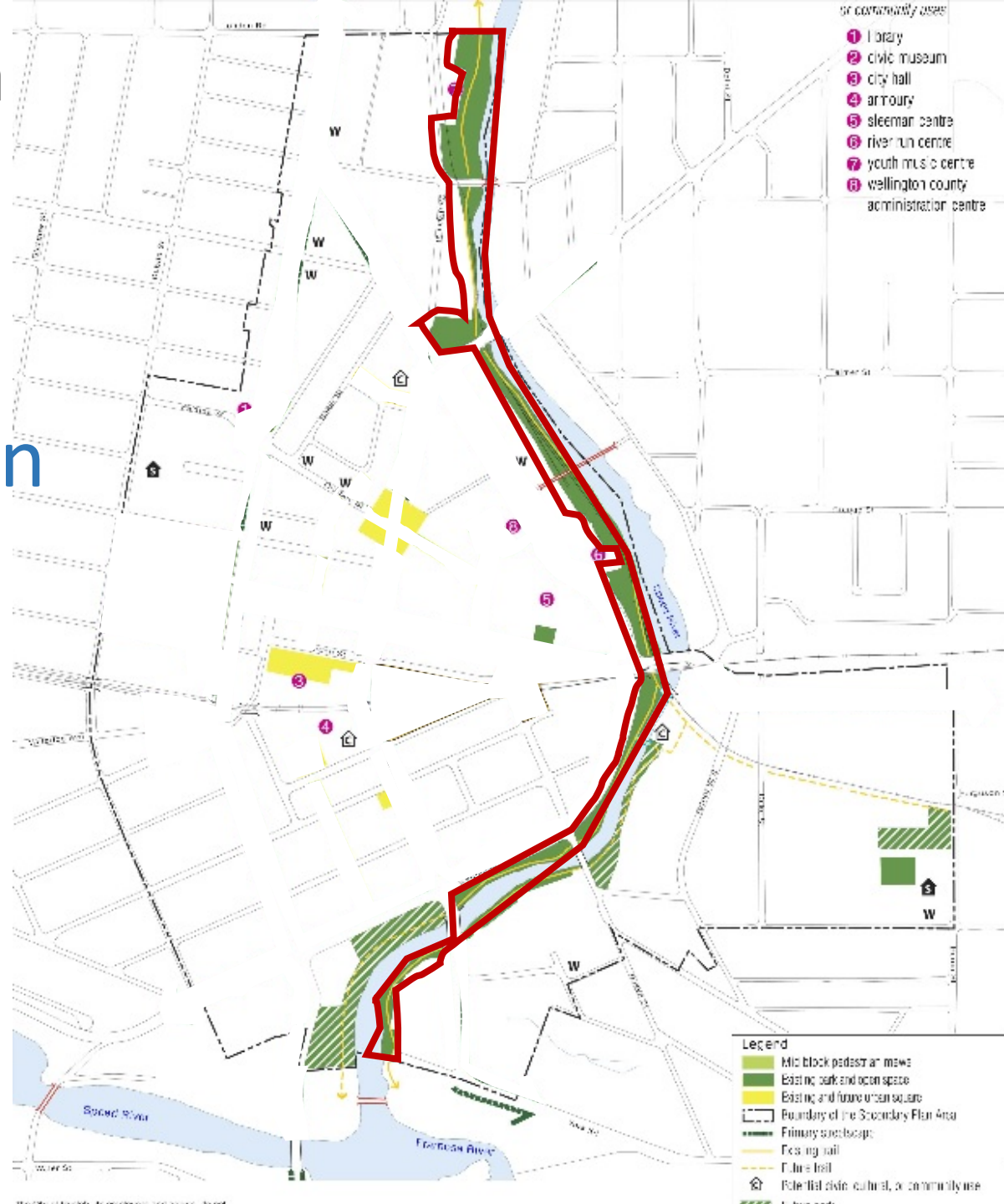
City of Guelph Official Plan Schedule B Downtown Secondary Plan

#2 Catholic Hill

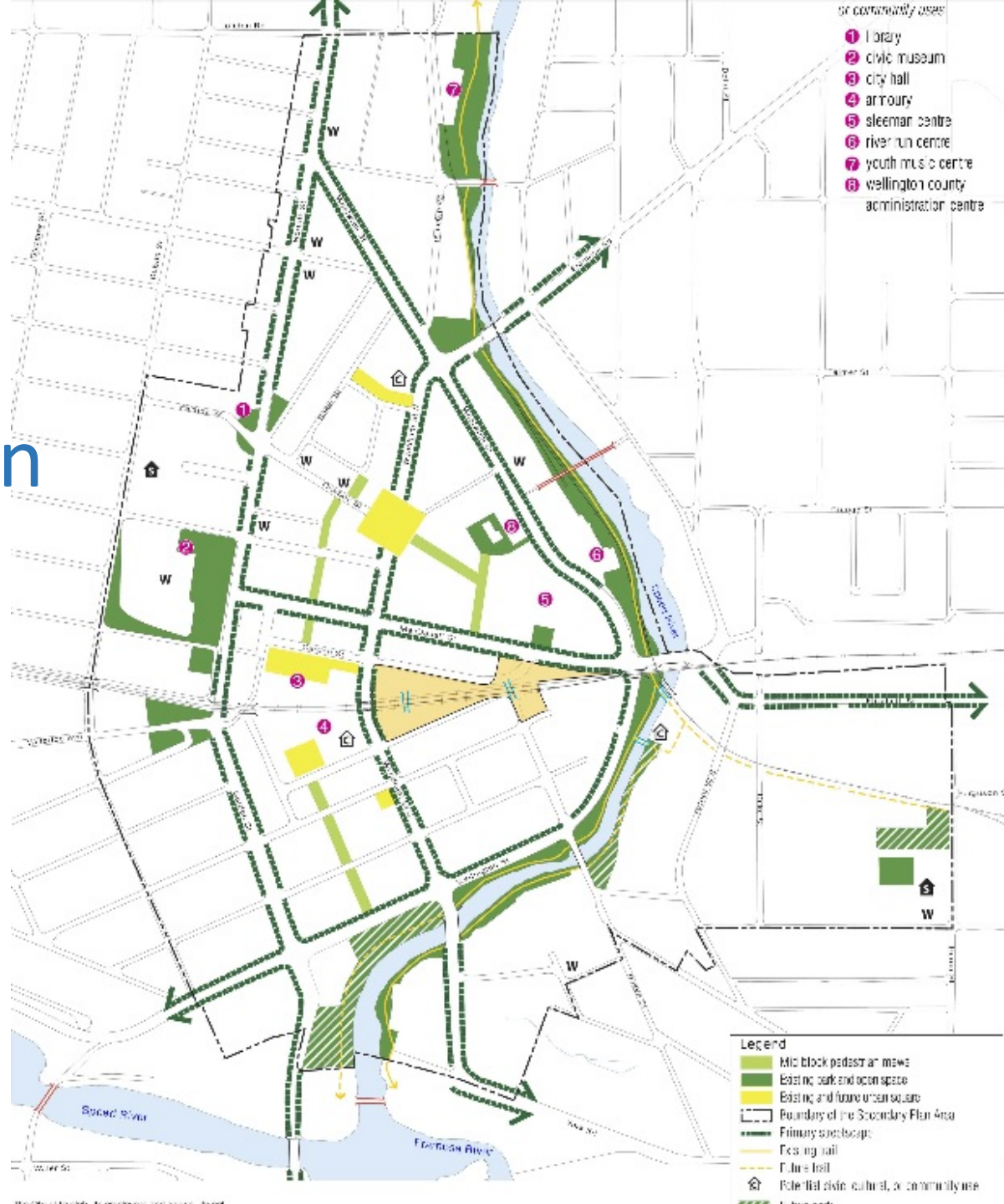




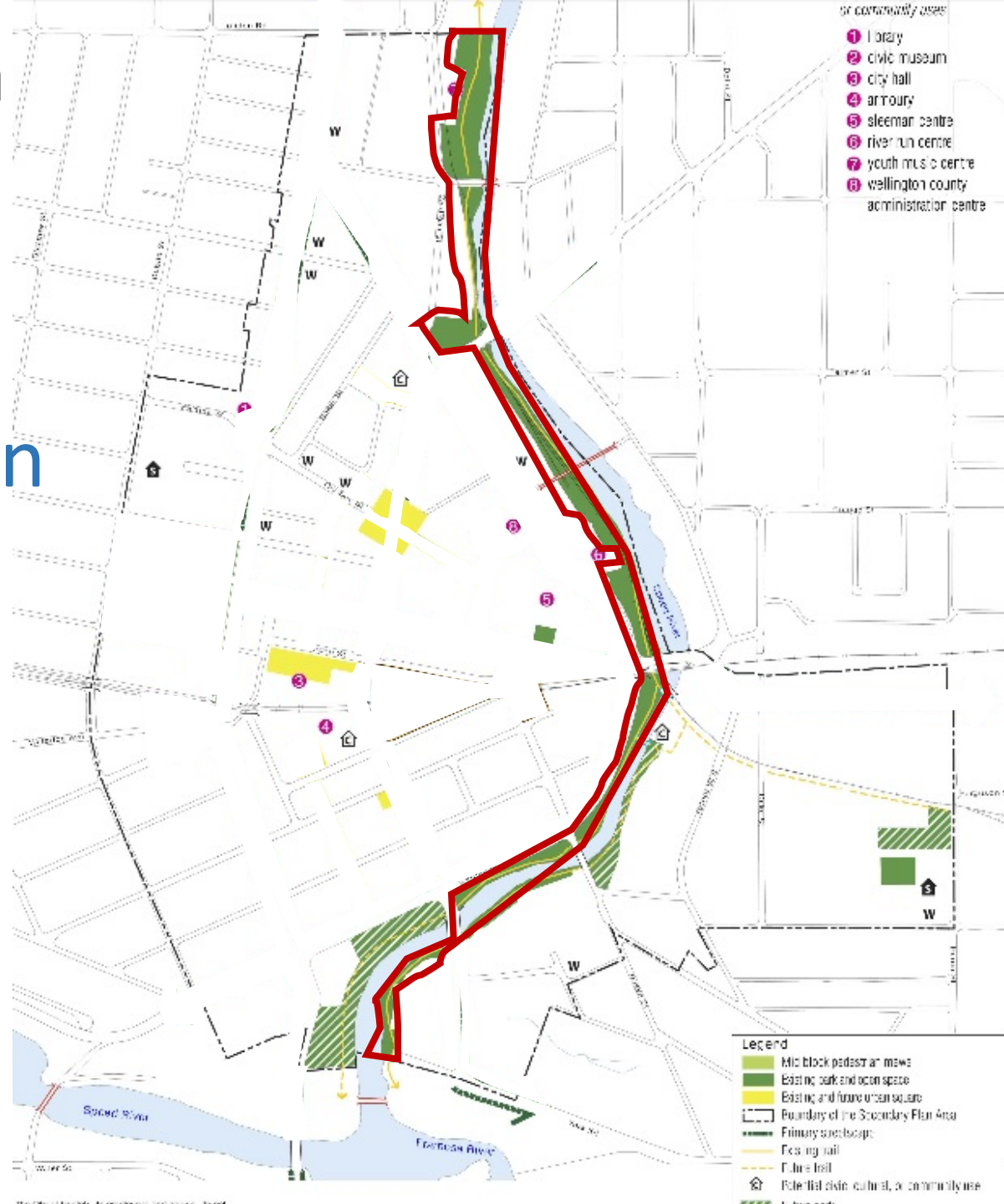
City of Guelph Official Plan Schedule B Downtown Secondary Plan



City of Guelph Official Plan Schedule B Downtown Secondary Plan



City of Guelph Official Plan Schedule B Downtown Secondary Plan



At Feb. 27th meeting, Mayor Guthrie asked, towards the end of all the delegations, **‘Why the Upper Grand District School Board didn’t offer a land swap. Why was it up to the city to do this?’**

Because it is the role of the city to plan for parkland acquisition, not the role of the school board.

Initiate site-specific zoning for 75 Dublin to meet the parkland objectives of our Downtown Secondary Plan.

Ensure existing and future residents are adequately served by parkland.

1. Catholic Hill is Guelph's Most Significant Cultural Heritage Landscape and an Icon of the City

2. Guelph is developing a strategic plan for the conservation of its cultural landscapes. Views are an integral part of cultural heritage landscape conservation policies.



3. Cultural heritage landscapes are currently protected in Guelph's Official Plan. The proposed development at 75 Dublin Street does not comply with Guelph's Official Plan statements concerning the protection of cultural heritage landscapes.

4. The proposed development at 75 Dublin Street does not comply with Provincial, Federal and International policies and guidelines for the Protection of Cultural Heritage Landscapes.

A Cultural Heritage Landscape is a “defined geographic area of cultural heritage significance that is valued by a community” (Province of Ontario)



The defining elements of this 6 acre cultural landscape include its elevated drumlin landform, commanding location, built structures, layout and historical significance.



(Photo: Guelph Civic Museum)

The significance of the landscape of Catholic Hill is greater than the sum of it's parts. The Basilica and Convent have had considerable resources directed at their conservation because the citizens of Guelph and the Catholic diocese value this landscape



The Diocese has announced a multimillion dollar plan to rehabilitate the 1857 manse, exposing and restoring it's stone exterior. St. Agnes school and the 1850s music building await conservation.



The City of Guelph Official Plan (Amendment no. 48) on Cultural Heritage Resources states that it will protect it's cultural heritage landscapes such as Catholic Hill by controlling adjacent development:

- 1. Development and site alteration on lands adjacent to protected heritage property shall be designed to avoid or mitigate impact on the identified heritage attributes of the protected property and should be designed to be compatible with the immediate context on the street.**
- 2. (The City will) regulate development so that is is sympathetic in height, massing, locations and character with cultural heritage landscapes.**

Views Matter in the Protection of Cultural Landscapes



Views are identified in Provincial Policy on Protecting Cultural Heritage Landscapes

Ontario Provincial Policy Statement on Cultural Heritage Landscapes (2017 draft)

“An approach for protecting significant views is to restrict building height within a defined area”

“Heritage impact assessments are useful in identifying impacts to cultural heritage landscapes; however, proactive management of cultural heritage landscapes is preferable and is best achieved with the help of planning tools. These tools should be adopted in advance of any proposed development. “

Views are identified by Federal Policy in the Standards and Guidelines for the Conservation of Historic Places in Canada



“In a cultural landscape, the setting often corresponds to the visible boundaries (whether natural or human-made) that encompass the site. In most cases, the setting goes beyond the boundaries of the historic place and understandably, interventions within the broader setting, such as the addition of a high-rise building in the sight line of a heritage district, can affect its heritage value.”

Why Do the views of Catholic Hill matter?

According to Gil Stelter:

Catholic Hill represents Guelph's chief branding as a community with real pride in its heritage.

Anything that detracts from it weakens Guelph's most important identifying symbol.

The symbolic significance of Catholic Hill for this city's self-image and for its promotion of itself to others should not be underestimated."

“The symbolism of a dramatic skyline was a conscious objective of our city’s founder, John Galt. He argued that a community’s skyline was a good indicator of what that community was like, and what it valued.

He regarded Catholic Hill as a community project.”



Catholic Hill, 1860s *(Guelph Civic Museum)*

Heritage Guelph recommends that:

**Catholic Hill be recognized as Guelph's most iconic Cultural Heritage Landscape;
And that conservation guidelines for this landscape include protection of views to the Catholic Hill Cultural Heritage Landscape;**

The City should adhere to it's existing policies regarding cultural heritage resources and follow federal and provincially-recognized best practice guidelines governing the conservation of cultural heritage landscapes.



I am writing against this development . This is like putting an elephant on a postage stamp. There will be no do overs. You have a element school that has no green space for the children to play next door. The surrounding homes are one and two story homes. You will be blocking the view of Church of Our Lady. As you drive in from west (24) you notice all the condos rivaling for this view already. How this landed in the hands of a developer instead of the school board is beyond me. Going forward a land swap would be my preference . A schoolyard or park is my preference . I have lived in this area most of my life. Went to St Annes , St Stanislaus and Bishop Mac . Moved to the burbs for a few short years and back to the core to raise my family. Now my grandchildren are in the area going to Central School.

Karen Pecore

Hello Cam and Phil,

I am taking the time to write to you today because I strongly support the proposal of a park at the 75 Dublin St site.

It would indeed be a win for everyone if this should happen. Everyone, including kids, visitors to Guelph and seniors would benefit from a park at this location. The kids at Central make due with the asphalt playground. I went to school there and now my son also does, so I know first hand how much the kids would benefit from a green space instead of a condo that blocks out the sun.

Selfies with the Basilica could be taken from this location as well. I know this is important to you Cam as the island on MacDonell demonstrates. Even though it clogs up traffic whenever someone tries to make a left onto Wilson St.

I believe accessible housing for seniors was the reason you supported the previous proposal. Well, 34 Macdonell is zoned for 3 – 6 storeys so let's make the land swap happen there. Seniors would be closer to amenities and not have to navigate Cork hill or icy stairs at the Basilica to get downtown.

Thank you for your time and I look forward to this democratic solution!

Penelope Knox

Dear Guelph City Councillors,

My message to you is as a resident of Cork St W. I was part of the 2016 effort to not have the building Tom Lammer wants to build go up and I continue to be a concerned citizen for the negative change this building would make to the community. My biggest concern is the added car traffic that will impact the safety of children who walk to and from the school and walk in the neighbourhood and cross at already busy intersections at the top of Dublin hill and at Paisley and Dublin. I am supportive of the proposal to make the site a park and would suggest

it would add to the attraction of this iconic spot in the city - it could complement activities of the Basilica, the Civic Museum, downtown employees, local residents and of course, students of Central Public school.

I hope you will make a decision to create a park by facilitating a land swap and supporting Lammer's building concept to be built in a better-suited location.

Thank you for your attention.

Best regards,

Barbara Connell

Dear Mayor Guthrie and City Councillors,

Do you honestly feel as though 75 Dublin St is the right spot for Rykur's FOUR-storey development?

Should we not follow the city's official development plan and place taller buildings lower down the hill?

Have we truly exhausted the possibility of a land swap? Why did staff not include current information on the population to parkland ratio in the downtown as Councillor June Hofland requested? And why did they not include detailed information on candidate sites for land swaps in the downtown?

Are you listening to your voting constituents?

Just because 75 Dublin is presently zoned four storey doesn't mean that's the best decision!

Please let us carefully consider all of our options.

With gratitude,

Dr. Christine Main

Dear Sirs and Madams,

I'm writing in support of the proposal for 75 Dublin Street.

I believe that mixed use housing is important to keep downtown Guelph vibrant. Having affordable senior rental units in a walkable area will allow people who want to stay downtown to do so.

We've seen the benefits of increasing density in the downtown area. I think that the project at 75 Dublin street is a quality infill project that will help Guelph.

Sincerely,

-David Estill

To whom it may concern,

I am writing you to express my support for the development project proposed by Rykur Holdings at 75 Dublin Street, Guelph.

This is quite the opportunity for the city and the community to have an apartment community that is:

- Affordable. Housing that is even somewhat affordable is lacking in Guelph.
- Geared for seniors. Guelph is designated as an age friendly community.
- Walking distance to downtown. This will further add vibrancy to the core which will benefit retailers and more.
- Has some density. Guelph and the province are promoting density in order to limit urban sprawl.
- Aesthetically pleasing. From concept design drawings, this property will look very nice and fit in well with the surrounding community.

Working with Rykur is another opportunity for the city. This site will be developed one day. The city and community has an opportunity to work with a developer who truly cares about the community. Tom Lammer understands and loves downtown and Guelph. I am pretty certain that Rykur is compromising significantly on potential profit in order to build a product that works for the city.

There may be complaints about shade or parking or even 'NIMBY'. Although important to be heard, these issues are too 'local' and even 'self centered' vs. the importance of achieving the opportunities listed above with a developer who truly cares.

Take advantage of this opportunity and move forward.

Sincerely,

Michael Balnar

I am in support of the proposed application that would create much needed affordable housing in our community. The proposal represents exceptional design, creates needed density in our City's core and will add tax base and employment opportunities.

My understanding is that the project conforms to all the planning regulations save for the request to add a fifth story which is set back generously from both street

corners and produces only a small amount of additional shading on the adjacent property. This seems like a small trade off to achieve critically needed affordable housing stock.

Tom Lammer is an experienced developer who does only high quality work and I encourage you to harness his capacity in delivering this important project.

Jim Estill

* * *

Dear Mayor & City Councilors: I am in support of this application that would create much needed infill and density for the downtown and which also delivers a desperately needed component of affordable housing in our community. The project is well designed and blends in well with the surrounding neighbourhood.

The 35 units would be a great addition to our downtown housing stock and provide additional housing options for people looking to move into our downtown core.

As a resident of downtown Guelph, a full time Realtor in Guelph, and a board member for Habitat For Humanity, I feel I am uniquely qualified to see and understand multiple facets and benefits of the project and fully support this development.

I believe it supports many of the mandates of this city. From one end of the spectrum of core intensification, to the other end of affordable housing.

Regards

David Halls

* * *

Mayor & Councillors:

I am in FULL SUPPORT of this development proposal.

The Guelph community is in desperate need of quality affordable housing and delivered within intelligent, sensitive infill developments especially in our Downtown and connected neighbourhoods.

The proposed mixed use project at 75 Dublin Street will deliver affordable senior rental units along with market suites. The seniors affordable rental units are by design and will not be possible without the stepped-back podium additional 5th floor. The affordable housing component is encouraged under the PPS and is specifically stated in the City's Official Plan with provision for mechanisms to deliver affordable component developments.

I urge you to vote to support the mixed use project at 75 Dublin Street. In doing so, you will insure the delivery of not only these affordable units but many more units in future developments. Demonstrating leadership in this matter, will help to address the desperate need for affordable housing in the Downtown and our fine community as a whole.

Regards,
John Farley
* * *

Dear Council Members

I am sending this email to express my support for the development of 75 Dublin Street.

Guelph is a very unique city with a beautiful downtown. My observation behind the growing success of a downtown, while the rest of the city still grows, stems from the fact that we are building the residential community.

Given the limited amount of land, the apartment buildings allow the downtown to experience an increase in residential density which then sustains the businesses that are downtown. It also promotes a healthy living style where people do not need to own cars, because they can walk and access the many services that are available downtown.

I have personally seen the draft plans for 75 Dublin, and have it on my short list as a retirement option for the lifestyle choice that I have highlighted above.

The corner has sat vacant for a long period of time, and having gone to Bishop Mac, I do also remember the tennis courts. While I have read the concerns of the neighborhood, I also wonder if they like see a vacant barren block? The draft plans that I saw illustrated a building design that I think is complimentary to the area. Development and change in general can be difficult for many people. But promoting a viable and prosperous healthy downtown would also likely not only increase the property value of the surrounding houses, it will also prevent the area from being a risk of the negative effects from seeing land see dormant.

Best Regards,

Jackie Sinkeldam
* * *

To Whom It May Concern

As a long time resident of Guelph, I am writing to express my thoughts to our entire City Council on the proposed Affordable House Project at 75 Dublin Street North, Guelph. I want you to know that I FULLY SUPPORT THIS PROJECT..!!!

It is very difficult to understand why we are even having discussions and major delays on this project given that we are led to believe that AFFORDABLE HOUSING is supposedly a priority in Guelph as well as the quality use of INFILL LOTS.

Why, as a city, do we keep making these projects so difficult for some Guelph developers and bend over backwards to accommodate the likes of out of town developers like HIP who built two of the ugliest buildings (practically on the sidewalks of Gordon Street South!) for students?? Also, another disgusting project of HIP is at the corner of Edinburgh Road South and Kortright Road West. HIP could care less about Guelph or its residents---he does not live here and does not care about the mess he leaves in his wake for the Guelph taxpayers. Why does our Council back these developments? I do not understand the logic...!!!

Many people oppose the new structure and where it is located. I ask you -- Can anything be worse than for years looking at a "boarded up" building sitting right beside the beautiful Basilica of our Lady? --- and , as well, the run-down looking building on the other side of the Basilica ? Do these so called "opposing" people put on their "dark colored glasses" when they look in that direction? This new building would not only enhance the neighbourhood, by allowing some affordable housing in general but, more importantly, it will do something for our Seniors. This project on Dublin Street would be a "start" only. (I am sure you are aware of the 8-10-12 year "wait list" for affordable housing---and that seems to include the very sick...!!!) This city definitely needs many more affordable housing projects to be built for people who deserve them.

By "deserve them" , I can't think of a more deserving group than those who have worked their whole lives in this country. Have people forgotten who built this country? It was our present Seniors and the generations before them. But now they are a "forgotten group" and many of them are left to live in poverty. They gave their best years and hard work in this country in order to build in all the Support Programs that we have today. Believe me, it is obvious that they are the last to ever reap any benefit from their hard work.

Who can advocate for the Senior now?? Many are unwell and cannot advocate for themselves. Who cares about them? They have become a "forgotten group" with both our Federal and Provincial Governments. This is quite evident here in Guelph. Here is an opportunity for our City to lead the way in showing our Seniors that we really do care about them and we do care that they have decent accommodation.

Do we know if the people opposing this project are even owners of property in the neighbourhood? Or are they tenants? Or are they "professional" opponents? They sound more like "not in my backyard" people. They need to look at the big picture.

If these opponents had senior parents in dire need of affordable housing and the opportunity arose for these parents to live close to them at 75 Dublin St. North, I am sure they would be all for this project.

The "too close to the school" theory is ridiculous. That will not interfere whatsoever with children learning anything. And "the shadow" is a silly theory! How often are the children actually "in" the play area? If we do the math when the children are even at school and in the play yard, per day, per week, per month, and per year--- it is a very very small time period.

In reality, these kids should be getting most of their fresh air and running and playing when not at school but we all know that many parents don't advocate that-- -instead they allow them to sit and play video games. So, based on the time they would be in the school yards, it is pale in comparison with the time outside of school hours that they should be playing outside etc.

As City Councillors, you have been elected by Guelph taxpayers to represent the people of Guelph. That should mean the seniors too. I hope you will remember this when you cast your vote and allow this project to move forward without any further delays.

Sincerely,
Glenda Moase
* * *

Dear Councillors,

"Don't it always seem to go
That you don't know what you've got
'Till it's gone
They paved paradise
And put up a parking lot"*

Will we ever learn?

You've probably been inundated with emails concerning shadows, view points, traffic and parking, but my biggest concern is a lack of downtown green space.

If this unit is built it will be a permanent fixture making another parcel of land available for green space extinct, gone forever!!

Shouldn't we save this small parcel of land for downtown residents and the students of Central Public School?

It's been long recognized that access to green spaces in downtown urban areas is important in the promotion of better health outcomes. ** Central Public School currently has no green space adjacent to the school.

Please continue to work towards a land swap that would allow this parcel to become much needed downtown green space.

* Joni Mitchell Big Yellow Taxi 1970

** Urban Green Spaces and Health

Regards

Diane McCrimmon

I would like to add my concern to those of the many citizens who spoke in support of the creation of a park next the Basilica of Our Lady Immaculate. Canada has few monuments of such relevance and only 17 Basilicas. The citizens of Guelph have the privilege to be exposed every day to a monument of great architectural beauty, that rivals its European counterparts. What is particularly striking is the Basilica's position, nestled on top of a hill overlooking the city. It is already a shame to have St. Agnes School boarded up. It is a magnificent example of Empire style that it is left to decay in a state of disrepair. If the city allows the construction of a 5 or 4 storey building next to the Basilica, its status and prominence will be irremediably compromised and the petty mark of financial interest will forever tarnish a legacy build over almost 150 years of Guelph's history.

I hope this City Council won't be remembered for its lack of sensitivity and disregard towards cultural heritage.

A local elementary school and a memorial garden would be a much better legacy to the future generations who will enjoy Guelph downtown for years to come.

Kind regards,

Sandra Parmegiani

To whom it may concern,

I strongly vote in favour of the proposed building at 75 Dublin. Downtown Guelph is in great need of affordable housing units. Several friends and I are very interested in this property as a viable option for affordable living in the downtown core. If it does not get approved a built we have very little if anything at all to choose from.

Thank you,

Karen Johnson

I am writing in support of the developer for the 75 Dublin Street Project. This particular developer has long been done to have high quality, tasteful projects within Guelph for years. This particular project has designated housing for seniors which is desperately needed in the city along with market suites.

Regards,

Garry Wallace

Dear Mayor and counsellors,

We are in support of the infill project at 75 Dublin. We believe this will bring much needed affordable housing for Seniors in our city.

We are familiar with The Lammer Group's development history; they always do quality work that blends with the fabric of the city. We believe this project will be well done and fill a need.

Thank you,
Suzanna and Kevin Geerlinks

Mayor Guthrie and Members of Council,

I support the City of Guelph purchasing the land at 75 Dublin Street. The developer has suggested he will accept other land ready for development, in exchange. The site at 75 Dublin is much better suited as parkland. I support the reasons presented by the Old City Residence Association.

Thank you for your time and attention on this important matter.
Clover Woods

Mayor Guthrie and Members of Council

Once upon a time there was a tennis court on a corner across from a church where young and old played tennis and passersby stopped to watch. Everyone in the land was happy.

But this fairy tale does not have a happy ending. The land was to be sold; the School Board could not buy it, the city did not buy it, and sadly, it ended up in the hands of a developer.

Mayor Guthrie, Members of Council, please consider an ending for this story which will bring cheer to the citizens of Guelph and a satisfactory conclusion for Mr Lammer.

A park on 75 Dublin and condos at 34 Macdonell St would be perfect. If any development of any height is allowed at 75 Dublin, future generations will shake their heads in disbelief and ask "How could you have done this?" Please find the will to work on this excellent property swap initiative. The future of this great city we all love is in your hands.

Linda M Hathorn

I write this in support of the development 75 Dublin Street. The city has done a wonderful job of infill with luxury condos in the downtown core but there is still very much a need for more affordable housing.

Keeping the population of downtown diverse, healthy and vibrant is vital to the success of the retailers and services who have their businesses in the city core. The Lammer Group has a strong reputation of quality builds and I am certain that this development will be no different in that regard.

Kind Regards,
Susan Wahlroth
* * *

Dear Guelph City Council,

I am writing again because I remain committed to finding an alternative community-based plan for 75 Dublin St. I urge you again, not only to reject the developer's plan of a 5th-storey, but to leave no stone un-turned in finding a way to turn this land into a park. This is at least the 3rd time you will be hearing delegations from the community, with many eloquent and articulate arguments presented. I will not re-iterate them here. Just please remember, if this building is built, there is no turning back. Imagine 10 years from now, would anyone look at a park at 75 Dublin St. and wish there was a hulking 4 (or 5!)-storey building there? Please, do what is right for Central Public School, for the community, and for the City - for the present and for the future!

Sincerely,
Catrien Bouwman
* * *

Dear Mayor Guthrie and Members of Council:

The Guelph Old City Residents' Association (GOCRA) supports City Staff's recommendation to reject five storeys at the 75 Dublin St. N. site. As everyone is aware, proposed development at this site is also currently before the Ontario Municipal Board/Local Planning Appeal Tribunal.

GOCRA would like to see Council navigate a creative solution which would result in a win for everyone concerned. This could take the form of a land swap for part of the City-owned property at 34 Macdonell St., or an offer to purchase the property by the City.

The City of Guelph has a Parkland Dedication Reserve Fund. At the end of 2016, this fund contained \$3.6 million. It's very likely that something in the order of an additional \$1 million will have flowed into the fund in 2017. Updated numbers should be available next month:

<http://guelph.ca/wp-content/uploads/Parkland-Dedication-Reserve-Fund-Statement.pdf>

Funds to purchase a park can come from this reserve, so tax rates will not be impacted in any way.

Growth and parkland:

The City of Guelph is one of the fastest growing cities in the country:

<https://www.guelphmercury.com/news-story/8137725-report-guelph-one-of-the-fastest-growing-areas-in-canada/>

Downtown Guelph is an Urban Growth Centre under Places to Grow legislation and is targeted to absorb another 8,500 people by the year 2031.

Contrary to misinformation which has been circulating, Central School is not slated to close. In fact, the projected massive population influx into the downtown will increase enrollment at what is now the only remaining public school in the downtown from current rates of 80% to 89% capacity. The following statement was posted by the School Board on the Central School website:

<https://www.ugdsb.ca/central/wp-content/uploads/sites/30/2018/02/75-Dublin-Street-North-Official-Plan-Amendment-Update-Feb-2018.pdf>

Viability of Central Public School

It has come to our attention that there are rumours that Central PS is not a viable school. In November 2016 the Board submitted to the City that: Central Public School is one of the oldest school sites in the City of Guelph and a public school has operated on the same site for approximately 140 years. The current school building was constructed in 1968 to replace the original structure. Central PS is the only operating school remaining in Guelph's downtown. It is the Board's view that Central PS will be on Dublin Street North for many generations to come. The Board's Long Term Accommodation Plan Background Study identifies that enrolment at Central PS is projected to increase over the next 10 years reaching 89% utilization by 2027. There are no conclusions drawn from this Background Study, but the school well positioned to continue to serve the residents of the core of Guelph.

Access to green space is essential for the quality of life of citizens. As areas intensify, the pressures on existing parks increase. Toronto is a cautionary tale in this regard. Provision of parkland did not keep pace with intensification in the downtown and there are now frequent conflicts between competing uses of public parks, particularly between dog owners and parents with children. At the same time, Toronto's Parkland Dedication Reserve has ballooned to almost \$500 million, but there is no land left to purchase.

Preserving the recreational history of the site at 75 Dublin St. N. through a negotiated outcome that would see it become a park will help the City meet its Downtown Secondary Plan targets of 1 ha of parkland per 1,000 residents. Much is made of the impending conversion of Wellington Plaza to riverfront green space, but our initial calculations suggest that this will only add about 1.1 ha of parkland within the Downtown Secondary Plan boundaries.

If we are adding 8,500 people into the downtown, this will also require adding 8.5 ha of parkland. To put that in context, the City website says that the Baker St. Parking lot is 1.4 hectares. We will need to add the equivalent of six Baker St.

parking lots of parkland to the downtown to meet the DSP parkland to population ratios.

The downtown already has a lower population to parkland ratio than anywhere else in Guelph. City Staff have not been able to provide us with figures that demonstrate that even current population parkland requirements are being met. A member of our group requested data on the current ratios and received the following response:

We don't have updated information on the ratio of parkland and open space to population within the boundaries of the Downtown Secondary Plan (DSP). When the DSP was completed it included a target of 1 hectare of parkland and other public open spaces for every 1,000 residents living Downtown. The planned acquisition of parkland along the river was intended to help us meet that target.

Our Parks & Recreation Department is currently undertaking a review of the City's Parkland Dedication By-law and they are planning to undertake a Parks & Recreation Master Plan Update. Through one of those studies, a current ratio for the Downtown may be calculated, but it is not readily available at this time.

Thanks,
Stacey

At the February 27th Public Meeting on 75 Dublin St. N., Councillor June Hofland also requested current population: parkland ratios for the downtown. We note that this information has not been included in the staff report. How can we know that we are meeting, or on track to meet, parkland targets if we don't know where we currently sit?

A fairly straightforward method exists for staff to calculate a reasonably accurate ratio. Existing parkland in the downtown can be measured and totaled by anyone with facility with an AutoCAD program.

Canada Post has an on-line tool which allows you to calculate the number of households within specific geographical areas:

<https://www.canadapost.ca/cpc/en/business/marketing/campaign/reach-every-mailbox/precision-targeter.page?ecid=murl|pdn|b|9>

The total number of households within the Downtown Secondary Plan registered in the Canada Post database can simply be multiplied by the average household size in Guelph: 2.5 people per household, as calculated by the 2016 Statscan figures:

<http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=3523008&Geo2=CD&Code2=3523&Data=Count&SearchText=Guelph&SearchType=Begin&SearchPR=01&B1=All&TABID=1>

Whether or not current ratios are being met, it is clear that the Wellington St. Plaza, Baker District Urban Square and green space in the middle of a roundabout on St. George's square will not add the "6 x Baker St. parking lots" of green space required by the Downtown Secondary Plan. Acquiring 75 Dublin St. N. as a park will allow the City to take a small, but significant step, toward meeting the parkland requirements of the Downtown Secondary Plan.

Schools, Parks and our Official Plan

The area around the Church of Our Lady Basilica is under-served for recreational parkland. While the lawn in front of the museum is available for public use under the agreement with the Diocese, it has not been designed in any way to encourage public recreation. It is owned by the Diocese of Hamilton and is zoned institutional. The nearest locations for public play equipment are the park near Goldie Mill, Royal City Park and Sunnycroft Park.

From a tourism perspective, a park at 75 Dublin St. N. would also function as a regional park and scenic lookout. Most importantly, a park in this location would preserve our heritage skyline and Guelph's "brand". Article 6 of the Venice Charter (to which the Province of Ontario is a signatory) has been raised at previous meetings:

https://www.icomos.org/charters/venice_e.pdf

Article 6. The conservation of a monument implies preserving a setting which is not out of scale. Wherever the traditional setting exists, it must be kept. No new construction, demolition or modification which would alter the relations of mass and colour must be allowed.

At the public meeting on February 27th, there was much discussion as to why the Upper Grand District School Board did not, or cannot, purchase the 75 Dublin St. N. property. The School Board clearly laid out their position in a post on the Central School website:

<https://www.ugdsb.ca/central/wp-content/uploads/sites/30/2018/02/75-Dublin-Street-North-Official-Plan-Amendment-Update-Feb-2018.pdf>

School Boards' Ability to Purchase Land

In order to build or put additions on schools the Board must apply to the Province for funding on a case by case basis. Boards which have more enrolment growth than decline are eligible to collect Education Development Charges which may be used where land is required to purchase new schools sites or expand school sites to meet growth-related needs. There has not been a growth-related need to expand the Central PS school building or site. Only a growth-related need would have allowed the Board to spend Education Development Charge funds to have purchased the 75 Dublin Street North property. The Board has maintained its position that the proposed development represents an overbuilding of the site with

unacceptable massing and overlook, inadequate setbacks and unacceptable shadow impacts. It is the Board's position that the Official Plan permits low rise buildings having a minimum of 2 to a maximum of 4 stories in height and that any proposal needs to demonstrate compatibility with surrounding uses – the current proposal is not compatible in our opinion.

It is, however, the job of the City to provide parkland for its residents. The policy of siting City parks adjacent to public schools is enshrined in our Official Plan:

7.3.2.4. ii),

4. The following criteria will be considered in the provision of Neighbourhood Parks:

- i) that the site is located within a five to ten minute walk from the residential area served (service radius of about 500 metres) and is unobstructed by major barriers;
- ii) that the site, where feasible and desirable, is located adjacent to school sites;

This policy has been effective. The list at the end of this submission shows that fully two-thirds of public schools have a park directly contiguous with their property. Other schools without adjacent parks often are in very close proximity to a public park. Victory Public School, across the road from Exhibition Park, is one such example.

Central School parents are not asking for something outrageous. The majority of other Guelph students already have easy access to public greenspace. In fact, Central School students are the only Guelph students with no access to any green space whatsoever. Multiple studies have shown that access to green space is essential for human wellbeing.

Land Swap options in Guelph's Downtown:

Mr. Lammer has expressed an openness to a land swap with the City. His criteria are a property that is in the downtown, zoned for 5 storeys, not contaminated and building permit-ready.

In July of 2017, City Staff brought forward a report and findings from the consultant, Collins Barrow regarding five city-owned downtown properties.

http://guelph.ca/wp-content/uploads/council_agenda_071717.pdf

The report is called: "Market Engagement Findings – Downtown Real Estate Opportunities". The five properties it investigates are the Baker Street Parking Lot; the Fountain St. parking Lot; the Fire/EMS Headquarters; the Guelph Public Library Main Library and 34 Macdonell Street (Macdonell/Cork Parking Lot). Eventual intensification on these City-owned lands is part of the Downtown Secondary Plan.

Among these five properties, the report shows that the Macdonell/Cork Parking Lot meets 3 out of 4 of Mr. Lammer's criteria for a land swap: it's in the downtown core, it's zoned for 3 – 6 storeys and it's free of contamination. The Collins Barrow report says that it is a .512 acre site with an MPAC assessed value of \$953,000. Page 51 of the staff report contains the following description of the property:

34 Macdonell Street

This property is an existing 59 space municipal surface parking lot for the City bordered by Macdonell Street and Cork Street East. Access is located off Macdonell Street. It is a 0.512 acre brownfield site able to be developed to between three to six storeys. The Downtown Guelph Secondary Plan contemplates the following potential future uses: retail/service, institutional, commercial and entertainment uses; public parking; hotels; multiple unit residential buildings, including apartments and townhouse dwellings and parks including urban squares.

On page 132, the following feedback from developers is noted:
Approval/permitting - there were no concerns.

Given the frontage on both Cork and Macdonell, the site could be severed to create the right size match for a swap with 75 Dublin St. N. Current plans for the downtown anticipate a public pedestrian walkway as part of this site.

The one catch is timing: Mr. Lammer would need to wait a year to begin construction. We understand that the City will not take another 59 parking spaces out of commission while the Wilson St. Parkade is under construction. However, that project has broken ground and is targeted to open in the summer of 2019, delivering 496 new parking spaces to the downtown.

It is worth observing that given the complex planning case that has landed at the Ontario Municipal Board/Local Planning Appeals Tribunal for 75 Dublin St. N., it is unlikely that ground will be broken on that site for any construction before the summer of 2019 either.

Mr. Lammer has made it clear that he will not build affordable housing if he doesn't have 5 storeys. The City has an opportunity to support affordable housing on the 34 Macdonell site. Retail use at street level will still allow for 5 storeys of housing on the upper levels.

Contamination on the 75 Dublin St. N. site:

Previous staff reports have identified mild contamination in some of the fill used to create the tennis courts at 75 Dublin St. N. The cost of removal of this fill prior to any conveyance to the City would need to be part of any land swap or purchase negotiations.

It is worth noting that a number of City parks are situated on former landfill sites, in particular, Eastview Park and Royal City Park.

Conclusion:

The possibility exists for at least two different creative outcomes - outcomes which could give us much needed affordable housing, green space for the community and school students, preservation of Guelph's heritage skyline and "brand" and save hundreds of thousands of dollars by avoiding a lengthy OMB/LPAT hearing.

Guelph Old City Residents' Association

List of Upper Grand Schools in Guelph which are adjacent to City Parks.

	School	Adjacent to City Owned Park	Park Name
1	Arbour Vista PS (École)	Y	Jubilee Park
2	Brant Ave PS	Y	Brant Avenue Park
3	Centennial CVI	Y	Centennial Park
4	Central PS	N	
5	College Heights SS	Y	Centennial Park
6	Ed Johnson PS	N	
7	Fred A. Hamilton PS	Y	Hanlon Creek Park (open space abutting school site)
8	Gateway Dr PS	Y	Springdale Park
9	Guelph CVI	N	
10	Guelph Lake PS (École)	N	
11	Jean Little PS	Y	Rickson Park
12	JF Ross CVI	Y	Green Meadows Park
13	John Galt PS	N	
14	John McCrae PS	Y	Silvercreek Park (river corridor open space)
15	June Ave PS	N	
16	Ken Danby PS	Y	O'Connor Lane Park
17	King George PS (École)	N	
18	Kortright Hills PS	Y	Mollison Park
19	Mitchell Woods PS	Y	Earl Brimblecombe Park
20	Ottawa Cres PS	N	
21	Paisley Rd PS	Y	Goldie Park
22	Priory Park PS	Y	WE Hamilton Park
23	Rickson Ridge PS	Y	Hartsland Park
24	Sir Isaac Brock PS	Y	Howden Crescent Park
25	Taylor Evans PS	Y	Stephanie Drive Park
26	Tytler PS (closed)	N	
27	Victory PS	N	
28	Waverley Dr PS	Y	Waverley Park
29	Wellington Centre for Cont. Ed.	Y	Pine Ridge Park
30	Westminster Woods PS	Y	Orin Reid Park
31	Westwood PS	Y	Marksan Park
32	William C. Winegard PS	Y	Lee Street Park
33	Willow Rd PSY	City owned laneway and Norm Jary Park/Willowdale Park immediately north of school site	

Schools with Park Adjacent 23

Schools without Park Adjacent 10

Mayor Guthrie and Councillors,

The matter of development at 75 Dublin St. N has been a long and winding journey. Still, I, along with others in the community, see the possibility of solutions OUTSIDE the OMB process that would result in the best possible solution for all stakeholders in this matter.

For instance, who would have believed that we would have seen willingness from the land owner to discuss a land swap! In 2016, the reaction to this idea was greeted with a warning that those of us in the community dreaming of green space should give up that dream because there was no way forward!

The atmosphere around this issue is changed. There is a willingness by most stakeholders to look for creative solutions. Now it is firmly and clearly in the City's court to step forward and negotiate a positive solution for all!

It seems clear that the solution is outside the OMB process and also outside the normal building development process. This is a political / community / land owner negotiation that needs to be facilitated to find the best solution for the city, the land owner and the community.

On April 18th, we will be having ANOTHER repeat meeting on this. You are likely to hear the same messages from the community. City staff have presented an excellent, well explained recommendation that 5 storeys be rejected. I encourage Council to reject the application for 5 storeys at 75 Dublin St. N.

What is missing from the report, in my opinion, is a fulsome picture of the options that Council should consider when reviewing this matter. Council needs to consider the matter of 75 Dublin St. North in conjunction with other factors guiding growth downtown including plans to ensure that parkland to population targets are or will be met in the downtown area, and strategies to enable the developer's strongly stated priority to provide affordable housing downtown.

Possible solutions have been put forward and the City needs to take this opportunity!

Sincerely,
Catherine Killen

From: Kathryn Folkl

Sent: April-10-18 10:42 AM

To: Clerks; Mayors Office; Dan Gibson; Bob Bell; James Gordon; Andy VanHellemond; Phil Allt; June Hofland; Mike Salisbury; Christine Billings; Leanne Piper; Cathy Downer; Mark MacKinnon; Karl Wettstein

Subject: Our Downtown Secondary Plan Schedule B: Parks? where?

Dear Mayor Guthrie and City Councilors –

At the Feb. 27th Public Meeting on the 75 Dublin St. N file, Ward 3 Councilor, June Hofland, requested that staff provide current information on the population to parkland ratio downtown in their staff report on the 75 Dublin file (given that our Downtown Secondary Plan has a target of 1 ha of parkland per 1,000 residents). The staff report online does not include this information. Instead, the staff report states that the Downtown Secondary Plan (DSP) includes a parkland component and references Schedule B and the acquisition along the south side of Wellington (the Angel's plaza parkland acquisition).

Attached to this email is Schedule B. At first glance, there is a LOT of green on this image. **But please think critically about what the sites identified as parks and open space in Schedule B actually are.** Will these meet the DSP objective 'ensure existing and future downtown residents have access to parkland..that meet their recreational needs'?

The following are included on our Schedule B as parkland or public open space:

- Our train station and bus station.
- Pedestrian mews (sidewalks between buildings)
- Parts of Wyndham St and Quebec St
- Parking lots?
- Primary streetscape (i.e., urban trees, flower planters)
- A garden bed beside marketfresh
- A greenish curb in front of the library
- A planting bed in the median of a 5-road intersection.
- The Wellington County Administration building's grassy curb in front
- The staircase in front of the Basilica
- The planted slope in front of the Civic Museum
- A vegetated median strip

And yes, it also includes:

- Marketsquare
- The riverfront trail
- Future acquisitions along the river (i.e., Angel's plaza)

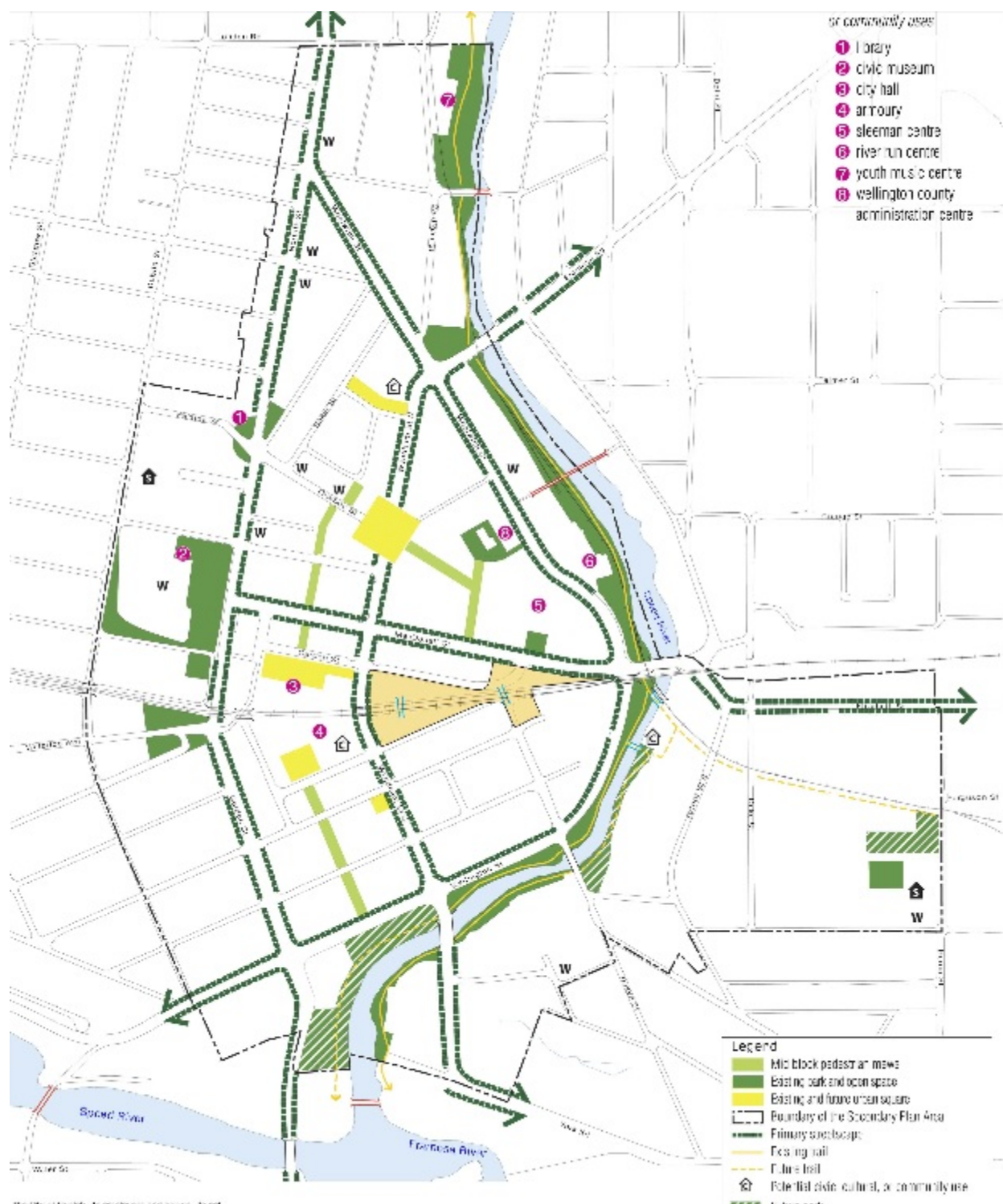
I suspect, if city staff were to add up all the area *coloured* green and yellow on Schedule B (including parking lots, train stations, sidewalks, buildings and elevated garden beds), we might meet our 1 ha per 1,000 residents target in our Downtown Secondary Plan. **But is this plan actually meeting the needs of our constituents for green space? For parks? For places to play?**

The reason the public has responded to the 75 Dublin file so passionately is because we are really, really lacking in greenspace where kids can actually play.

This Council initiated site-specific zoning for 75 Dublin in the fall of 2016 for the *development*. I would like to challenge this Council to initiate site-specific zoning for 75 Dublin to *meet the objective of our Downtown Secondary Plan -- to ensure existing and future residents are adequately served by parkland*.

You have a dedicated parkland acquisition fund. So use it.
Let's give downtown kids a place to play catch.

Sincerely,
Kathryn Folkl



Ms Katie Nasswetter
Senior Development Planner
Urban Design and Building Services
City of Guelph
1 Carden Street
Guelph, ON

clerks@guelph.ca

April 2nd, 2018

Dear Ms Nasswetter and Planning Committee Members,

Nearly 20 years ago I my husband and I made a decision to purchase a home in Guelph. We had solid criteria: a home built no later than 1920; a home in an established area with mature trees, and a home walking distance to the downtown core. We found those things in a charming, modest, Craftsman house, ca. 1909. We could have selected a new house in one of the 'ends' but choose to make a commitment and an investment in the heritage of the city of Guelph. The house needed restoration and updating but its appeal is as vital today as it was in the Edwardian era. Lately, when I walk downtown, only a few streets do not include a home that resembles Victor 'Vector' Perkins' abode in the film *Despicable Me* (Fig. 1). While I realize that some of the older homes cannot be restored there is something called design integrity that has been shamefully neglected by the Guelph Development Planners. We did not buy a house; we bought a neighbourhood. It is for this reason that I am fervently opposed to the proposed structure at Cork and Dublin Streets. The project is a violation of Catholic Hill. It reflects yet another abuse of a neighbourhood's integrity and history. It's time for the Development committee members, builders, and buyers to respect the history of this wonderful city and ensure that it intact for future generations to enjoy and to be inspired by.



Figure 1

It is time to show some real appreciation for the history of our city and for those of its residents who made a commitment to its heritage by choosing to buy in the Old City and choosing to maintain, or renovate, within the character of their neighborhoods. After all, it is not as if Guelph didn't offer a vast choice of new homes - mostly occupying once viable farmland. While this letter is directly aimed towards the project on Cork Street, it includes all building projects proposed within the "Old City".

Sincerely,

Martina Meyer, PhD
me.meyer@alumni.utoronto.ca



Canadian Mental
Health Association
Waterloo Wellington

Association canadienne
pour la santé mentale
Waterloo Wellington

April 11, 2018

To whom it may concern,

I am delighted to be writing this letter to you, to formalize our support and commitment to the proposed housing project at 75 Dublin Street North in Guelph. We have sincerely appreciated our meetings and discussions with Tom Lammer regarding the significant housing shortages in Guelph and Wellington County, particularly for people who struggle with mental health and addiction issues. Our agency, the Canadian Mental Health Association Waterloo Wellington (CMHA WW), offers formal services for adults in our Supportive Housing Program, to ensure that housing is successful and secure. Despite the support and assurances we offer to landlords, we have been unable to find housing stock for people that need it most. As a result, risk factors such as homelessness, poor physical and mental health have risen in our community. There are currently 321 people on the waitlist for housing in our community, and the wait time for long term housing is nearly 3 years.

We desperately need new housing stock in Guelph and Wellington County, and welcome the opportunity to partner with Lammer Developments, as they have a demonstrated history of being innovative, community minded and strong community partners. Our partnership represents the “best of both worlds”, as they have expertise in creating beautiful and sustainable housing, and we have expertise in supporting people with mental health challenges, who need and deserve a safe and beautiful home.

We can offer a firm financial commitment for at least five (5) of the proposed 20 units in the Dublin Street Project. We have been fully informed of the projected costs for the average market rents and utilities which have been provided to us, and can easily and strongly confirm our commitment to this partnership.

CMHA WW strongly supports this Housing Proposal, as it will be an incredible opportunity for beautiful and affordable housing for the residents of Guelph and Wellington County, and in particular, for the people that are most in need through our agency. This is a “win-win” for all the residents in our community.

April 13, 2018

Please let me know if there is any more information you need from CMHA WW. We are tremendously excited and hopeful about this opportunity, and are grateful to Lammer Developments for this opportunity to partner.

Sincerely,

A handwritten signature in black ink, appearing to read "Helen Fishburn". The signature is fluid and cursive, with a small dot at the end.

Helen Fishburn, MSW
Senior Director, Services & System Transformation
hfishburn@cmhaww.ca

April 12, 2018

To Whom It May Concern,

Re: 75 Dublin St. OPA

I am writing this letter in support of the construction of the proposed mixed use development project located at 75 Dublin Street.

Guelph is in need of affordable housing, and this project proposes affordable senior rental units, which the city's senior citizens would greatly benefit from, along with market suites as well, which will bring more residents downtown and support our local businesses.

As the city needs to grow within the province's mandate, it is important that the projects that are chosen are quality sensitive infil. Tom Lammer and his development projects are known for their high quality and sensitivity to neighbourhood concerns.

I would like to add my voice to be heard at next weeks' council meeting prior to the vote, and appreciate the opportunity to help ensure all sides of this project are considered with equal weight.

Sincerely,

Dr. Dean MacDonald
Norfolk Chiropractic Wellness Centre

Dear Honourable Mayor and Council members,

I have been a resident of Guelph for nearly 50 years and I love this city and all that it stands for. I'm also a strong believer in Guelph's values as a green and forward-thinking city.

I am writing in support of the development application at 75 Dublin St.

This is a good example of a creative infill development that meets many of the city and province's objectives including density, affordability, transit supportive, a better use of existing infrastructure and good design. I feel that it is sometimes necessary to push back against the implicit claim that preservation of a neighborhood is a more important policy objective than affordability. I also believe that this development will not, in fact, have a negative impact on the immediate neighborhood. Rather, it will be a welcome addition to the neighborhood and the downtown.

We talk a lot about the need for affordable housing and I find it sad that when a sensible, well thought out proposal for it is brought forward that it receives such pushback. We're all aware that affordability has become a major social and political issue and I believe that we should be doing more to encourage developers that are willing to pursue it.

In most of these infill development applications the only people that have a voice are the people that live in the neighborhood. The future potential residents of a new development never have a voice. So, it's hardly a fair fight. I'm just writing to try to balance the scales.

The Lammer's have been long time developers in Guelph that have preserved and protected many of our lovely heritage buildings, repurposing them into beautiful multi-residential properties that can continue to maintain Guelph's unique character for another 100 years. I have no doubt that this project will be equally beautiful.

Sincerely,

Michael Watt

Resident



April 12, 2018

Project No. 1227

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

Attention: Mayor Guthrie and Members of Council

**Re: Council Decision Meeting April 18, 2018 Report Number IDE 2018-45
Proposed Official Plan Amendment (OP1706)
Rykur Holdings Inc. - 75 Dublin Street North**

I am the planning consulting for Rykur Holdings Inc. for the property located 75 Dublin Street North. The Official Plan Amendment proposes to add the following policies to be applicable to the subject property;

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

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

75 Dublin Street North is designated as “Mixed Use 2” on Schedule C of the Downtown Secondary Plan. The “Mixed Use 2” designation permits multiple unit apartment buildings. The Downtown Secondary Plan identifies this property as permitting a building height of 2 to 4 storeys and the property is not located within a protected public view corridor.

As noted on page 3 of the staff report IDE 2018-45, the subject property is currently zoned I.1. The I.1 Zone is in effect and is the as-of-right zoning for the subject property. The I.1 Zone permits a maximum building height of 4 storeys. City staff has supported and Council has approved the Specialized D.2-9 Zone for the property which permits a 4 storey apartment building.

It is my professional planning opinion that the proposed Official Plan Amendment which implements a 5 storey apartment building meets all the criteria of section 9.4.2 of the Guelph Official Plan and is in conformity with Major Goal 2.3.6, to “*Ensure that any development in established areas of the City is done in a manner that is sympathetic and compatible with the built form of existing land uses*” as outlined in detail in my Planning Report dated September 21, 2017.

It is my professional planning opinion that the proposed Official Plan Amendment is in conformity with the Downtown Secondary Plan policy including section 11.1.7 g, to “Ensure new development respects the character of downtown’s historic fabric and the quality of life in the surrounding neighbourhoods.” The proposed Official Plan amendment would implement a building which includes affordable housing and is a compatible transition to the adjacent neighbourhood while meeting the density targets set by the Growth Plan for the Greater Golden Horseshoe.

Page 11 of Staff Report Number IDE 2018-45 states that;

“In addition, when the DSP was being developed, the change made to the historic policy framework regarding height was identified as a major change in the policy regime Downtown... This resulted in additional height permissions being proposed in areas on the periphery of the historic commercial core and at gateways to Downtown and/or at topographical low points.”

These statements are not applicable to 75 Dublin Street North. A 4 storey building was permitted historically by the zoning prior to the Downtown Secondary Plan being developed and the Downtown Secondary Plan continues to permit a maximum 4 storey building. There was not a change made to the maximum height permitted for the subject property. The proposed Official Plan Amendment would permit a partial 5th storey with stepbacks only if affordable housing is provided. A maximum 5 storey building height is not a major change or dramatic departure from the historic and current 4 storeys permitted and supported by staff and Council for 75 Dublin Street North.

It is my professional planning opinion that the use of a Holding Zone is appropriate for the subject property as laid out in my Planning Report dated September 21, 2017 and in my letter dated March 13, 2018.

It is my professional planning opinion that the proposed Official Plan Amendment for 75 Dublin Street North is consistent with the Provincial Policy Statement, in conformity with the Growth Plan for the Greater Golden Horseshoe, meets all of the criteria of section 9.4.2 of the Guelph Official Plan and is in conformity with Major Goal 2.3.6, is in conformity with the Downtown Secondary Plan policy including section 11.1.7 g, is in the public interest and represents good planning. On that basis, it is respectfully recommended that the appended Official Plan Amendment be approved by Council.

I have also appended a copy of the Sun Safety and Shading policy of the Waterloo Region District School Board for Council’s information in relation to this matter.

Yours truly,



Astrid Clos, MCIP, RPP

cc: Tom Lammer, Rykur Holdings Inc.

(1227.Letter to Council April 18, 2018.doc)

attachments - Official Plan Amendment
- Sun Safety and Shading policy of the Waterloo Region District School Board

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018) – _____

A by-law to amend the Official Plan for the City of Guelph as it affects property known municipally as 75 Dublin Street North and legally described as Lot 1051 and Part of Lot 1052, Registered Plan 8, City of Guelph (OP1706).

WHEREAS the Official Plan of the City of Guelph was adopted November 1, 1994 and approved December 20, 1995 pursuant to s. 17 of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

AND WHEREAS after giving of the required notice, a Public Meeting was held on February 27, 2018 pursuant to s. 17(15)(d) of the *Planning Act*, R.S.O. 1990, c. P13, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH ENACTS AS FOLLOWS:

1. Amendment Number __ to the Official Plan for the City of Guelph, as amended, consisting of the attached mapping (Schedule A) is hereby adopted.
2. Where notice of this by-law is given in accordance with the Planning Act, and where no notice of objection has been filed within the time prescribed by the regulations, this by-law shall come into effect. Notwithstanding the above, where notice of objection has been filed within the time prescribed by the regulations, no part of this by-law shall come into effect until all of such appeals have been finally disposed of by the Ontario Municipal Board.

PASSED this 18 day of APRIL, 2018.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN - CITY CLERK

**EXPLANATION OF PURPOSE AND EFFECT AND
KEY MAP FOR BY-LAW NUMBER (2016)–20010**

1. By-law Number (2018)- _____ has the following purpose and effect:

The purpose of By-law (2018)- _____ is to authorize an amendment to the Official Plan to modify Schedule 1, “Land Use Plan”.

The proposed Official Plan Amendment, to be known as Official Plan Amendment No. ____ OPA ____ would add a special policy applicable to the property municipally known as 75 Dublin Street North and legally described as Lot 1051 and Part of Lot 1052, Registered Plan 8, City of Guelph within the “Mixed Use 2 Areas” land use designation.

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

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

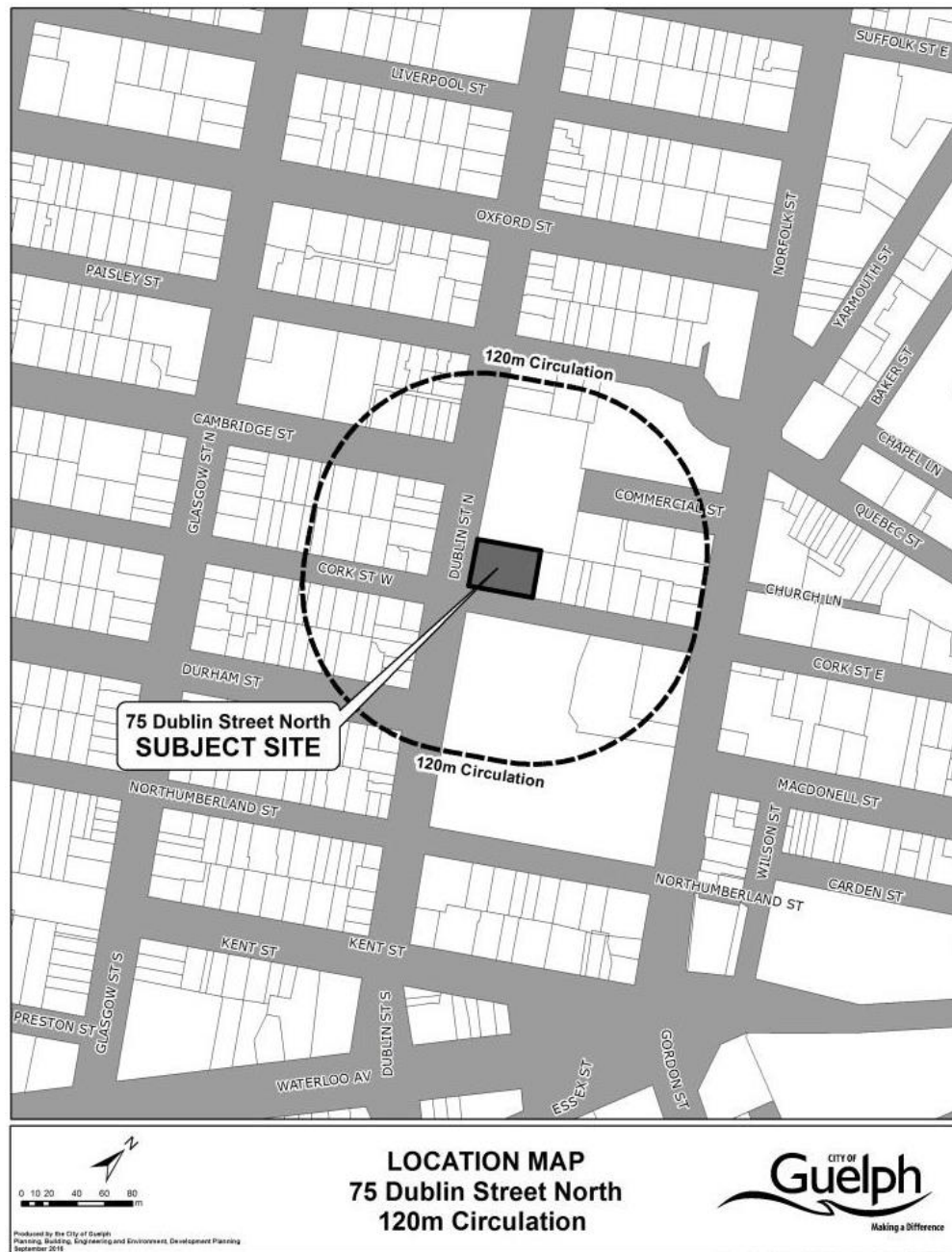
OPA No. ____ as proposed, was considered by Guelph City Council at a Public Meeting held on October 17, 2016 and was approved by Guelph City Council on February 27, 2018.

Further information may be obtained by contacting or visiting Planning, Urban Design and Building Services, 519-837-5616, extension 2790, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this Official Plan Amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing". Any comments or objections which you may have previously submitted are considered to have been unofficial and for the City's guidance only.

2. Key map showing the location of the lands to which By-law (2018)- _____ applies:

KEY MAP



AMENDMENT NO. ____

TO THE

OFFICIAL PLAN

FOR THE CITY OF GUELPH

AMENDMENT NO. ____
TO THE
OFFICIAL PLAN FOR THE CITY OF GUELPH

PART A - THE PREAMBLE The Preamble contains the rationale and certain background information in support of the amendment. The Preamble does not form part of this amendment.

PART B - THE AMENDMENT consists of the specific text changes introduced to the Official Plan for the City of Guelph through the Amendment.

PART C - THE APPENDICES, contains background data and public involvement associated with this amendment, do not constitute part of Amendment No. 65 to the Official Plan for the City of Guelph.

PART A - THE PREAMBLE

PURPOSE

The purpose of Official Plan No. 65 is to amend the Official Plan text by adding a site-specific height policy to a 0.15 hectare site known as All of Lot 1051, Part of Lot 1052, Registered Plan 8, City of Guelph at the property municipally known as 75 Dublin Street North. Specifically, the amendment is to Section 11.1 of the Official Plan (Downtown Secondary Plan) and will add the following policy:

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

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

LOCATION

The subject lands affected by this proposed amendment are on lands known municipally as 75 Dublin Street North located east of Dublin Street North and north of Cork Street West, south of Paisley Road, west of Gordon Street. Specifically, the proposed amendment applies to a 0.15 hectare site known as All of Lot 1051, Part of Lot 1052, Registered Plan 8, City of Guelph (see detailed Location Map below).



BASIS

The Official Plan land use designation applicable to the subject site is “Mixed Use 2”. The “Mixed Use 2” land use designation permits different forms of residential development, including multiple unit apartment buildings along with other uses including commercial and office uses.

Currently Schedule D of the Downtown Secondary Plan indicates that the maximum building height for the property is four storeys. The proposed building height of five (5) storeys exceeds the maximum building height currently permitted by the Official Plan. Therefore, Rykur Holdings Inc. submitted application OP1706 to initiate a site specific Official Plan Amendment for 75 Dublin Street North in order to permit a 5 storey building to facilitate the provision of affordable housing.

The owner-initiated Official Plan Amendment No. __ (OP1706) pertaining to 75 Dublin Street North permitting a total of 35 units (20 affordable senior rental units including 4 barrier free units) is consistent with the Provincial Policy Statement 2014, in conformity with the Provincial Growth Plan, meets the goals and objectives of the Guelph Official Plan inclusive of the Downtown Secondary Plan, ensures that future development of the site will be sympathetic to the surrounding neighbourhood, is compatible with the built form of existing land uses, is in the public interest and represents good planning.

PART B - THE AMENDMENT

All of this section entitled “Part B – The Amendment,” constitutes Amendment No. __ to the Official Plan for the City of Guelph.

Details of the Amendment

The Official Plan for the City of Guelph is amended as follows:

The following site-specific policy is to be added as Section 11.1.7.4.6 of the Official Plan:

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

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

PART C - THE APPENDICES

The following appendices do not form part of Amendment No. __, but are included as information supporting the amendment.

Appendix 1: Public Participation

APPENDIX 1

TO OFFICIAL PLAN AMENDMENT NO. __

PUBLIC PARTICIPATION

February 27, 2018	Statutory Public Meeting of City Council for the owner-initiated Official Plan Amendment for 75 Dublin Street North
April 18, 2018, 2016	City Council Meeting for a decision



SUN SAFETY AND SHADING

Legal References: *Education Act*

Related References: *Policy 2000 Environmental Values*
Shade Audit Information Guide and Tool, Region of Waterloo

Effective Date: January 2012

Revisions: *March 23, 2015*

Reviewed:

1. Preamble

- 1.1 It is the policy of the Waterloo Region District School Board to promote public health through the development of a culture of sun safety through education, communication and action.

2. Sun Safety

- 2.1 The Board recognizes that exposure to ultraviolet radiation (UVR) poses an identified health risk (such as skin cancer) to children and adults.
- 2.2 The Board recognizes that the strategic provision of shade:
- reduces the urban heat island effect by reducing the temperature of hard surfaces including paved areas and parking lots
 - enables children to play in outdoor environments while protecting them from the harmful impact of UVR.
- 2.3 The Board acknowledges the important role of communicating and promoting sun safety awareness and protective strategies to students, parents and staff which include:
- 2.3.1 The potential ill effects of sun exposure
- 2.3.2 Protective Strategies:
- providing shaded areas for outdoor activities
 - wearing protective clothing (long sleeved shirts and long pants and tightly woven fabrics)
 - wearing hats with wide brims, visors and/or back flaps
 - wearing UV protective sunglasses
 - using sunscreens
 - using portable shade devices
- 2.4 The Board recognizes the importance of the provision of shade, either natural (trees or other appropriate vegetation) or constructed, as an essential element in the planning and design of new or renovations to board facilities. When plans for school construction, additions or renovations include the removal of healthy trees from the school property, the overall communication process should inform and allow input from school communities and surrounding neighbours.
- 2.5 In addition, existing school sites should be reviewed periodically to ensure that appropriate shaded areas are being provided for children.
- 2.6 The Board supports and encourages schools and school councils to develop school based greening solutions to address ongoing sun safety behaviours and shading initiatives.

- 2.7 The Board acknowledges and accepts its responsibility in the community to participate in the development and support of a Region Wide Shade Policy with community partners.

Doug Minett
188 Dublin Street Guelph, ON

13 April 2018

Dear Guelph City Council,

Re: 75 Dublin Street affordable housing opportunity

I am writing to express my strong support for affordable housing as proposed by the developer for 75 Dublin Street North. The city should embrace this excellent opportunity to move ahead with high quality affordable housing in the core.

This proposal and your support for it is consistent with city aspirations and has been proposed by a developer with a proven track record for high quality work. I encourage you to support the proposal.

Best regards,

Doug Minett

April 13, 2018

Mayor Guthrie
Guelph City Council

I welcome the opportunity to provide comments related to the development of 75 Dublin.

I can appreciate the anxiety being felt within the neighborhood associated with any land use change and the related fears that come with the encroachment into an existing older neighborhood. The reality is that our urban fabric is changing in Guelph -- we are becoming "Urbanized" for the lack of a better word and it's a good thing.

I grew up in an older area of central Toronto a good number of years ago, walked to and attended all the local schools, my kids did the same here in Guelph. My high school which was one of the oldest in Toronto recently went through a major redevelopment to accommodate increased enrollment as a result of higher densities in the area --similar to what we are starting to see here in Guelph. It's now called the "new school", bigger, higher, more efficient and a real architectural success as it's maintained a number of the heritage features of the old building while fitting into the surrounding neighborhood that now includes a verity of new and old mixed housing styles, the neighborhood has changed. When I recently went back I saw the same things...kids walking to school, playing, and a sense of community. I'm sure there was much disagreement and anxiety within the neighborhood going through that redevelopment process, however it had to be done and it turned out great.

I have lived in Guelph for many years now. Years ago I witnessed many "infill projects" go astray, partly due to lack of control, weak guidelines and perhaps inexperienced builders. Today is different. Guidelines and conditions ensure successful development.

Stripped down to its basics, the 75 Dublin Street application is at a crossroads. The developer wants to construct five stories instead of four, while the neighborhood is at odds if there should be any development at all.

We have a local developer that has a proven track record developing properties downtown that has ensured compatibility and architectural flare.

The development is to include a rare affordable seniors housing component. The fifth story has significant increased setbacks that minimize any impacts in surrounding properties.

My opinion is to take advantage of the situation. Approve the development and work with appropriate urban design guidelines to create a great residence. Perhaps at the end of the day, like my old neighborhood after the anxiety settles, you realize that it's not just the building that makes the neighborhood but it's the people that live there.

Guelph is growing just as other areas are in this province, it's inevitable. This is a good opportunity to have an affordable housing component. The additional floor with its increased setbacks is simply just not that much different then what can be built now.

Respectively Submitted

A handwritten signature in black ink, appearing to read 'Paul Magahay', with a large, sweeping horizontal stroke across the end.

Paul Magahay
45 Lemon Street
Guelph, On