

City Council - Planning Meeting Agenda

Consolidated as of June 7, 2019



Monday, June 10, 2019 –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.

Guelph City Council and Committee of the Whole meetings are streamed live on guelph.ca/live.

Changes to the original agenda have been highlighted.

Authority to move into closed meeting

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider:

PS-2019-11

Animal Control Services and Pound Services

Section 239 (2) (c) and (k) of the Municipal Act related to a proposed or pending acquisition or disposition of land by the municipality; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Open Meeting – 6:30 p.m.

O Canada

Silent Reflection

First Nations Acknowledgment

Disclosure of Pecuniary Interest and General Nature Thereof

Presentations:

1. Guelph Predators U19AAA Ringette Team 2018-2019

Gold medal winners Provincial and National Ringette under 19 Age Group

Athletes and Coaches representing:

- a) Central Ontario Ringette League Champions
- b) Western Ontario Ringette League Champions
- c) Ontario Provincial Champions
- d) Canadian Ringette Champions

2. Harm Reduction Housing - Concept Information

Cathryn Haight, Peer Workers, Guelph Community Health Centre

Karen Lomax, Outreach Prevention Coordinator, ARCH

Adrienne Crowder, Manager, Wellington Guelph Drug Strategy Manager

Correspondence:

Brendan Johnson, Executive Director, Guelph Neighbourhood Support Coalition

Jan Klotz, Client Care Manager, Guelph Community Health Centre

Jaya James, Executive Director, Lakeside HOPE House

Chris Steingart, Executive Director and Clinical Program Director, Sanguen Health Centre

Debbie Bentley-Lauzon, Executive Director, Wyndham House

Heather Kerr, Executive Director, Stonehenge Therapeutic Community

Sarah Wilmer, Interim Executive Director, HIV/AIDS Resources and Community Health

Gail Hoekstra, Executive Director, Welcome In Drop In Centre

Helen Fishburn and Brendan Johnson, Poverty Task Force Co-Chairs

3. Urban Design Awards Direction

David deGroot, Senior Urban Designer

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

IDE-2019-53

**Request for an Extension of Draft Plan Approval
55 and 75 Cityview Drive North File: 23T-12501**

Recommendation:

1. That in accordance with Section 51(33) of the Planning Act, the application by GSP Group on behalf of Debrob Investments Limited/Fusion Homes for an extension to Draft Plan Approved Subdivision 23T-12501, municipally known as 55 and 75 Cityview Drive North be approved with a five (5) year lapsing date to July 12, 2024, subject to the draft plan conditions approved by City Council on June 13, 2016 contained in ATT-4 of Infrastructure, Development and Enterprise Services Report 2019-53, dated June 10, 2019.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions approved by City Council on June 13, 2016 to update standard wording and new service area names and staff titles, update By-law numbers and allow transition to the City's assumption model.

3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

PS-2019-12

**Fixed Gear Brewing Company – By the Glass
Manufacturer’s Limited Liquor Sales Licence
Application**

Recommendation:

That Council support Fixed Gear Brewing Company’s application to the Alcohol and Gaming Commission of Ontario for a By the Glass - Manufacturer’s Limited Liquor Sales Licence for their brewery located at 355 Elmira Road, Unit #135 as set out in Report PS-2019-12 dated, June 10, 2019.

IDE-2019-64

**Ministry of Transportation Connecting Links
Program 2019-2020 - York Road Reconstruction
from Ontario Street to Stevenson Street**

Recommendation:

1. That Council authorize staff to submit an application to the Ministry of Transportation with respect to the Connecting Link Program for the reconstruction of York Road from Ontario Street to Stevenson Street.
2. That Council authorize staff to confirm to the Ministry of Transportation the following:
 - i. The submitted Application meets the requirements of MTO’s Connecting Links Program as described in the Program Guide;
 - ii. A comprehensive Asset Management Plan including connecting links has been completed and publically posted;
 - iii. The municipality will comply with the conditions that apply to designated connecting links under the Highway Traffic Act to ensure the safe and efficient movement of provincial traffic; and
 - iv. The Application is complete and factually accurate.

**Public Meeting to Hear Applications
Under Sections 17, 34 and 51 of The Planning Act**

(delegations permitted a maximum of 10 minutes)

IDE-2019-56

**Statutory Public Meeting Report
51-53 College Avenue West Proposed By-law
Amendment File: OZS19-003, Ward 5**

Staff Presentation:

Abby Watts, Development Planner I

Recommendation:

That Report IDE-2019-56 regarding a proposed Zoning By-law Amendment application (File: OZS19-003) by AJ Lakatos Planning Consultant on behalf of the owner, Fabbiovesan Holdings Inc. to recognize the existing semi-detached dwelling on the property municipally known as 51-53 College Avenue West, and legally described as Part of Lot 8, Registered Plan 283, City of Guelph, from Infrastructure, Development and Enterprise dated June 10, 2019, be received.

IDE-2019-57**Statutory Public Meeting Report
78 and 82 Eastview Road Proposed By-law
Amendment File: OZS19-004, Ward 2****Staff Presentation:**

Michael Witmer, Senior Development Planner

Delegations:

Rob Russell, representing the owner/applicant (photos)

Jeff Lerch

Rubina Heddokheel

Jeremy O'connor

Mark Hedden

Amulet Smithson

Correspondence:

Susan Tufford

Mark Hedden

Joe Costello

Rubina Heddokheel (petition submitted)

Jeff Lerch

Recommendation:

That Report IDE-2019-57 regarding a proposed Zoning By-law Amendment application (File: OZS19-004) by Robert Russell Planning Consultants Inc., on behalf of the owners 2613598 Ontario Inc. and 2589618 Ontario Inc. to permit the development of 57 cluster townhouses on the properties municipally known as 78 and 82 Eastview Road and legally described as Part of Lot 2, Concession 5, Division C, Former Township of Guelph from Infrastructure, Development and Enterprise dated June 10, 2019, be received.

Items for Discussion:

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

IDE-2019-02

**Procedure to Request Temporary Suspension of Enforcement of Driveway Regulations: Draft Framework Presentation
(deferred from the May 13, 2019 Council Planning Meeting)**

Delegations:

Tatjana Gavrilov

Linda Davis, McElderry Residents' Community Group

Correspondence:

Michelle Smith

Christine Jehlicka

Eric Lewis

Mauro Petti

Lisa Mitchell

John Aarssen

Greg Ross/Linda Davis/Michelle Wan, McElderry Residents' Community Group

John Lawson, Old University Neighbourhood Residents Association

Recommendation:

That the provisions identified in the September 10, 2018 motion of Council, related to driveway width enforcement, continue until the review of Section 4.13 of By-law (1995)-14864 is completed as part of the comprehensive Zoning By-law review, and that no further action on an interim procedure for requested suspension of enforcement of driveway regulations be pursued at this time.

Special Resolutions

By-laws

Resolution to adopt the By-laws (Councillor Goller).

"That By-law Numbers (2019)-20411 to (2019)-20413, inclusive, are hereby passed."

By-law Number (2019)-20411	A by-law to amend By-law Number (2012)-19985, as amended, being a by-law respecting Building, Demolition, Conditional, Change of Use and Occupancy Permits, Payment of Fees, Inspections, Appointment of Chief Building Official and Inspectors and a Code of Conduct Replaces Schedule "A"
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By-law Number (2019)-20412	A By-law to amend By-law Number (2013)-19529, being a by-law to delegate authority pursuant to the Municipal Act (Repeal and Replace Schedule "M").
By-law Number (2019)-20413	A By-law to confirm the proceedings of a meeting of Guelph City Council held June 10, 2019.

Mayor's Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

Notice of Motion

Adjournment



June 4th, 2019

Dear Guelph City Council Members,

The Guelph Neighbourhood Support Coalition *is* a partner organization of the Wellington Guelph Drug Strategy (WGDS) and has been part of the Mayor's Task Force (as the Co-Chair of the Guelph & Wellington Task Force for Poverty Elimination).

We recognize that Permanent Supportive Housing remains our community's most pressing need. But to meet the needs of community residents who are currently homeless and experience substance use issues, we endorse increasing the current housing stock by bringing affordable Harm Reduction Housing, in the form of small container homes.

With a housing allowance of \$390/month from Ontario Works or ODSP, a local vacancy rate of 1.2%, and marginalization resulting from substance use and homelessness, there are approximately 140 known individuals who are unable to obtain housing in downtown Guelph. As a result, these community members live on the street, and access whatever public or private spaces they can locate in which to sleep and live. This housing should be seen a step towards more dignified and stable housing and as a short-term/intermediate solution for people needing immediate safety and security. On-site space will be added to allow social and health services to support the tenants on-site, further increasing their wellness and chances at possible recovery and/or transitioning to new chapters in their lives.

We all deserve to live safely and without fear.

Sincerely,

A handwritten signature in black ink, reading "B. Johnson". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Brendan Johnson
Executive Director
Guelph Neighbourhood Support Coalition

June 6, 2019

Dear Guelph City Council Members,

Guelph Community Health Centre is a partner organization of the Wellington Guelph Drug Strategy (WGDS) and we support bringing affordable Harm Reduction Housing, in the form of small container homes, in our community.

While recognizing that Permanent Supportive Housing remains our community's most pressing need, to meet the needs of community residents who are currently homeless and experience substance use issues, we endorse increasing the current housing stock available by offering this type of affordable housing.

With a housing allowance of \$390/month from Ontario Works or ODSP, a local vacancy rate of 1.2%, and marginalization resulting from substance use and homelessness, there are approximately 140 known individuals who are unable to obtain housing in downtown Guelph. As a result, these community members live on the street, and access whatever public or private spaces they can locate in which to sleep and live.

As a City Councillor, in preparation for June 10's Council meeting, you will receive plans that outline 10-155 sq. ft. housing units which are designed so that their operational and rental costs are covered by social housing allowances. These homes provide a functional, scalable, low maintenance, secure, accessible and energy efficient answer to meet the dire shortage of housing for the homeless in our community.

On May 23, an open house was held for all interested parties to view a prototype of these container homes. Both housed and homeless community members who attended were enthusiastic about this housing option.

The Guelph CHC provides programs and services to meet the needs of those most vulnerable in our community, including those who are homeless and living with complex issues. By far, affordable supportive housing remains the most significant barrier for individuals we support. Our Outreach Programs, including the Welcoming Streets Initiative, Specialized Outreach Services, and Consumption and Treatment Services, all work to support individuals struggling with homelessness, and all have identified housing as the top system gap in Guelph. Without innovative projects like this one, the most

vulnerable in our community will continue to struggle with homelessness, which results in significant negative health and social outcomes.

WGDS partner organizations, including the Guelph CHC, are working to build these 10 units as a demonstration project, recognizing that this is one step that can be taken to quickly meet the needs of currently homeless community members. An 11th unit will be built as an office so that residents can meet with health and social service staff without needing to leave their community.

Sincerely,

Jan Klotz
Client Care Manager

May 29, 2019



Re: Affordable Harm Reduction Housing

Dear Guelph City Councillors,

Lakeside HOPE House supports bringing affordable Harm Reduction Housing, in the form of small homes, to our community.

Permanent Supportive Housing remains our community's most pressing need and we continue to support this objective. However, we believe that these small homes can help address the housing need of some community residents who are currently homeless and experiencing substance use issues. **We endorse increasing the current housing stock available by offering this type of affordable housing.**

With a housing allowance of \$390/month from Ontario Works or Ontario Disability Support Program, a local vacancy rate of 1.2%, and marginalization resulting from substance use and homelessness, there are approximately 140 known individuals who are unable to obtain housing in Guelph. These community members live on the street, and access whatever public or private spaces they can locate in which to sleep and live.

As a City Councillor, in preparation for June 10's Council meeting, you will receive plans that outline a proposal for ten 155 sq. ft. housing units which are designed so that their operational and rental costs are covered by social housing allowances. These homes provide a functional, scalable, low maintenance, secure, accessible and energy efficient solution to the dire shortage of housing for the homeless in our community.

On May 23, an open house was held for all interested parties to view a prototype of these tiny homes. Both housed and homeless community members who attended were enthusiastic about this housing option. As the Executive Director of Lakeside HOPE House I also attended. I was impressed by the unit and truly believe that it is a dignified housing option for some within our community.

Wellington Guelph Drug Strategy partner organizations, including us, are working to build these 10 units as a demonstration project, recognizing that this is one step that can be taken to quickly meet the needs of currently homeless community members. An 11th unit will be built as an office so that residents can meet with health and social service staff without needing to leave their community.

Sincerely,

A handwritten signature in cursive script that reads "Jaya James".

Jaya James

Executive Director, Lakeside HOPE House



May 29, 2019

Dear Guelph City Councillors,

Sanguen Health Centre supports bringing affordable Harm Reduction Housing, in the form of small container homes, to our community.

While recognizing that Permanent Supportive Housing remains our community's most pressing need, to meet the needs of community residents who are currently homeless and experience substance use issues, we endorse increasing the current housing stock available by offering this type of affordable housing.

With a housing allowance of \$390/month from Ontario Works or ODSP, a local vacancy rate of 1.2%, and marginalization resulting from substance use and homelessness, there are approximately 140 known individuals who are unable to obtain housing in downtown Guelph. As a result, these community members live on the street, and access whatever public or private spaces they can locate in which to sleep and live.

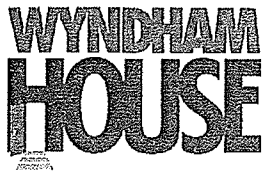
As a City Councillor, in preparation for June 10's Council meeting, you will receive plans that outline 10-155 sq. ft. housing units which are designed so that their operational and rental costs are covered by social housing allowances. These homes provide a functional, scalable, low maintenance, secure, accessible and energy efficient solution to the dire shortage of housing for the homeless in our community.

On May 23, an open house was held for all interested parties to view a prototype of these container homes. Both housed and homeless community members who attended were enthusiastic about this housing option. Many of the people that we serve are unstably housed or homeless which makes taking care of their many complex medical needs very difficult. When an individual has safe, secure, stable housing they have a much better chance of successfully addressing their medical issues.

WGDS partner organizations, including this one, are working to build these 10 units as a demonstration project, recognizing that this is one step that can be taken to quickly meet the needs of currently homeless community members. An 11th unit will be built as an office so that residents can meet with health and social service staff without needing to leave their community.

Sincerely,

Dr. Chris Steingart, MD FRCP (C)
Executive Director & Clinical Program Director
Sanguen Health Centre



Dear Guelph City Councillors,

Wyndham House supports bringing affordable Harm Reduction Housing, in the form of small container homes, to our community.

While recognizing that Permanent Supportive Housing remains our community's most pressing need, to meet the needs of community residents who are currently homeless and experience substance use issues, we endorse increasing the current housing stock available by offering this type of affordable housing.

With a housing allowance of \$390/month from Ontario Works or ODSP, a local vacancy rate of 1.2%, and marginalization resulting from substance use and homelessness, there are approximately 140 known individuals who are unable to obtain housing in downtown Guelph. As a result, these community members live on the street, and access whatever public or private spaces they can locate in which to sleep and live.

As a City Councillor, in preparation for June 10's Council meeting, you will receive plans that outline 10-155 sq. ft. housing units which are designed so that their operational and rental costs are covered by social housing allowances. These homes provide a functional, scalable, low maintenance, secure, accessible and energy efficient solution to the dire shortage of housing for the homeless in our community.

On May 23, an open house was held for all interested parties to view a prototype of these container homes. Both housed and homeless community members attended were enthusiastic about this housing option. These homes present an excellent option for youth who are identified as chronically homeless and in need of immediate housing options.

WGDS partner organizations, including this one, are working to build these 10 units as a demonstration project, recognizing that this is one step that can be taken to quickly meet the needs of currently homeless community members. An 11th unit will be built as an office so that residents can meet with health and social service staff without needing to leave their community.

Sincerely,

Debbie Bentley-Lauzon
Executive Director,
Wyndham House

WORKING TO PREVENT, REDUCE AND END YOUTH HOMELESSNESS

MAILING ADDRESS:

P.O. BOX 1898 STN. MAIN
GUELPH, ON N1H 7A1

ADMIN OFFICE

106 WOOLWICH STREET
GUELPH, ON N1H 3V2

YOUTH RESOURCE HUB:

133 WOOLWICH STREET
GUELPH, ON

TRANSITIONAL HOUSING PROGRAMS:

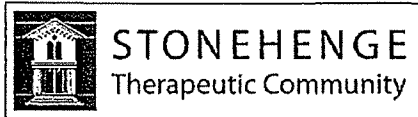
SUFFOLK STREET WEST
GUELPH, ON

BELLEVUE STREET
GUELPH, ON

YOUTH EMERGENCY SHELTER:

18 NORWICH STREET EAST
(519) 837-3892 GUELPH, ON

CRA # 119305217 RR0001



"Giving people another chance at life"

June 4, 2019.

Dear Guelph City Council Members,

My name is Heather Kerr. I am the Executive Director of Stonehenge Therapeutic Community. Stonehenge is a partner organization of the Wellington Guelph Drug Strategy (WGDS). I am writing to express our Agency's support of bringing affordable Harm Reduction Housing, in the form of small container homes, to the Guelph community.

We would like to stress that we feel permanent supportive housing remains our community's most pressing need, but to meet the needs of community residents who are currently homeless and experiencing substance use issues, we endorse increasing the current housing stock available by offering this type of affordable housing. As a housing provider in Guelph Wellington, Stonehenge believes that a continuum of housing options in the Community is a best practice, providing different options along the housing continuum to best match the needs and challenges of the broad group of people we serve. Container homes would add one option to our continuum of housing stock. We also believe housing supports are critical to the success of those with substance use issues experiencing homelessness.

With a housing allowance of \$390/month from Ontario Works or ODSP, a local vacancy rate of 1.2%, and marginalization resulting from substance use and homelessness, there are approximately 140 known individuals who are unable to obtain housing in downtown Guelph. As a result, these community members live on the street, and access whatever public or private spaces they can locate in which to sleep and live.

As a City Councillor, in preparation for the June 10, 2019 City Council meeting, you will receive plans that outline 10-155 sq. ft. housing units which are designed so that their operational and rental costs are covered by social housing allowances. These homes provide a functional, scalable, low maintenance, secure, accessible and energy efficient answer to meet the dire shortage of housing for the homeless in our community.

On May 23, an open house was held for all interested parties to view a prototype of these container homes. Both housed and homeless community members who attended were enthusiastic about this housing option. WGDS partner organizations are working to build these 10 units as a demonstration project, recognizing that this is one step that can be taken to quickly meet the needs of currently homeless community members. An 11th unit

will be built as an office so that residents can meet with health and social service staff without needing to leave their community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Heather Kerr', with a stylized, cursive script.

Heather Kerr, MSW RSW

Executive Director

Stonehenge Therapeutic Community



June 5th, 2019

Dear Guelph City Council Members,

HIV/AIDS Resources and Community Health (ARCH) is a partner organization of the Wellington Guelph Drug Strategy (WGDS) and we support bringing affordable Harm Reduction Housing, in the form of small container homes, in our community.

ARCH has been in the community for over 30 years, and throughout our three decades of providing healthcare services, we have seen first hand how stable and safer housing is imperative to individuals overall health and wellness. We firmly believe that permanent supportive housing is a crucial part to ending homelessness in the Guelph. As we continue to work towards permanent supportive housing solutions, we endorse increasing the current housing stock available by offering small container homes, in our community.

Small container homes will provide safer and stable housing for folks who are navigating the system with an extremely limited housing allowance. The monthly allocation of \$390/month from Ontario Works or ODSP, makes it next to impossible to find a home where individuals can focus on their health.

On May 23, an open house was held for all interested parties to view a prototype of these container homes. There was lots of feedback and dialogue from community members! This housing option, combined with wrap around community supports will provide individuals a space to call their own and work towards their wellness goals!

WGDS partner organizations, including this one, are working to build these 10 units as a demonstration project, recognizing that this is one step that can be taken to quickly meet the needs of community members. In the *Guelph Community Plan* under the strategic direction of 'Having housing that works for us', one of our goals is that 'Everyone has a safe home in Guelph that functions well for them'. This will help make this a reality for individuals experiencing homelessness.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Wilmer".

Sarah Wilmer
Interim Executive Director
HIV/AIDS Resources and Community Health (ARCH)
director@archguelph.ca



23 Gordon St.
Guelph, ON N1H 4G9
T: 519-265-8980
F: 519-837-2637

Dear Guelph City Council Members,

The Welcome In Drop In Centre is a partner organization of the Wellington Guelph Drug Strategy (WGDS) and we support bringing affordable Harm Reduction Housing, in the form of small container homes, in our community.

While recognizing that Permanent Supportive Housing remains our community's most pressing need, to meet the needs of community residents who are currently homeless and experience substance use issues, we endorse increasing the current housing stock available by offering this type of affordable housing. With a housing allowance of \$390/month from Ontario Works or ODSP, a local vacancy rate of 1.2%, and marginalization resulting from substance use and homelessness, there are approximately 140 known individuals who are unable to obtain housing in downtown Guelph. As a result, these community members live on the street, and access whatever public or private spaces they can locate in which to sleep and live.

As a City Councillor, in preparation for June 10's Council meeting, you will receive plans that outline 10-155 sq. ft. housing units which are designed so that their operational and rental costs are covered by social housing allowances. These homes provide a functional, scalable, low maintenance, secure, accessible and energy efficient answer to meet the dire shortage of housing for the homeless in our community. On May 23, an open house was held for all interested parties to view a prototype of these container homes. The individuals that are currently homeless or have been homeless along with struggling with addiction that viewed these units thought these they were a great start to getting off the streets and into somewhere safe in which they could start to rebuild their lives. The feedback was very positive and the individuals were most interested in how soon this type of housing could be built.

WGDS partner organizations, including this one, are working to build these 10 units as a demonstration project, recognizing that this is one step that can be taken to quickly meet the needs of currently homeless community members. An 11th unit will be built as an office so that residents can meet with health and social service staff without needing to leave their community.

Sincerely,

Gail Hoekstra MSW

Executive Director

Welcome In Drop In Centre

To:
City of Guelph
Council

RE:
Small container
home project

Date:
June 6, 2019

Dear Mayor Guthrie and Guelph City Councillors:

The Guelph & Wellington Task for Poverty Elimination (PTF) is committed to taking local action and advocating for system and policy change to address the root causes of poverty, including homelessness. **We are writing to you to support the active exploration of innovative solutions to the housing and homelessness crisis, which includes the 11-unit small container homes project that is being proposed by the Wellington Guelph Drug Strategy.**

Guelph is currently experiencing a housing and homelessness crisis due to limited stock and a lack of appropriate housing options that meet community needs across the housing continuum. With a low vacancy rate (1.4%)ⁱ and close to 6,000 households in Core Housing Needⁱⁱ, we face many of the same challenges that are being experienced across the province.

The lack of affordable housing options is magnified for families and individuals experiencing homelessness, as many require additional supports to help maintain housing. Since 2016, community leaders have focused efforts on ending chronic homelessness as part of Built for Zero Canada (formerly 20,000 Homes). These efforts have resulted in the development of a By-Name Listⁱⁱⁱ and a Coordinated Access System^{iv} and have resulted in a 24% reduction in chronic homelessness from September 2018 to March 2019.^v

The PTF is committed to moving forward data- and evidence-informed solutions to end homelessness, which includes the need to develop Permanent Supportive Housing.^{vi} However, we understand that such solutions can be costly and require proper planning and know that more immediate options need to be implemented. We believe that the 11-unit small container homes project is a viable option that can contribute to reductions in homelessness experienced by the most vulnerable members of our community.

We encourage the City of Guelph to be an active supporter in further exploring and developing innovative solutions to homelessness, including small container homes. By adopting principles of Housing First^{vii}, the

proposed project has an opportunity to provide housing options that will meet the needs of individuals and reduce homelessness in our community.

Sincerely,



Helen Fishburn
Poverty Task Force Co-Chair



Brendan Johnson
Poverty Task Force Co-Chair

ⁱ Source: CMHC Rental Market Survey (2018)

ⁱⁱ A household is in core housing need if their dwelling is considered inadequate, unsuitable, or unaffordable, and they cannot afford alternative housing. Source: Core Housing Need, 2016 Census (2016). Statistics Canada.

ⁱⁱⁱ A By-Name List is a real-time, up-to-date list of all people experiencing homelessness.

^{iv} A Coordinated Access System is a community-wide system that streamlines the process for people experiencing homelessness to access housing and supports.

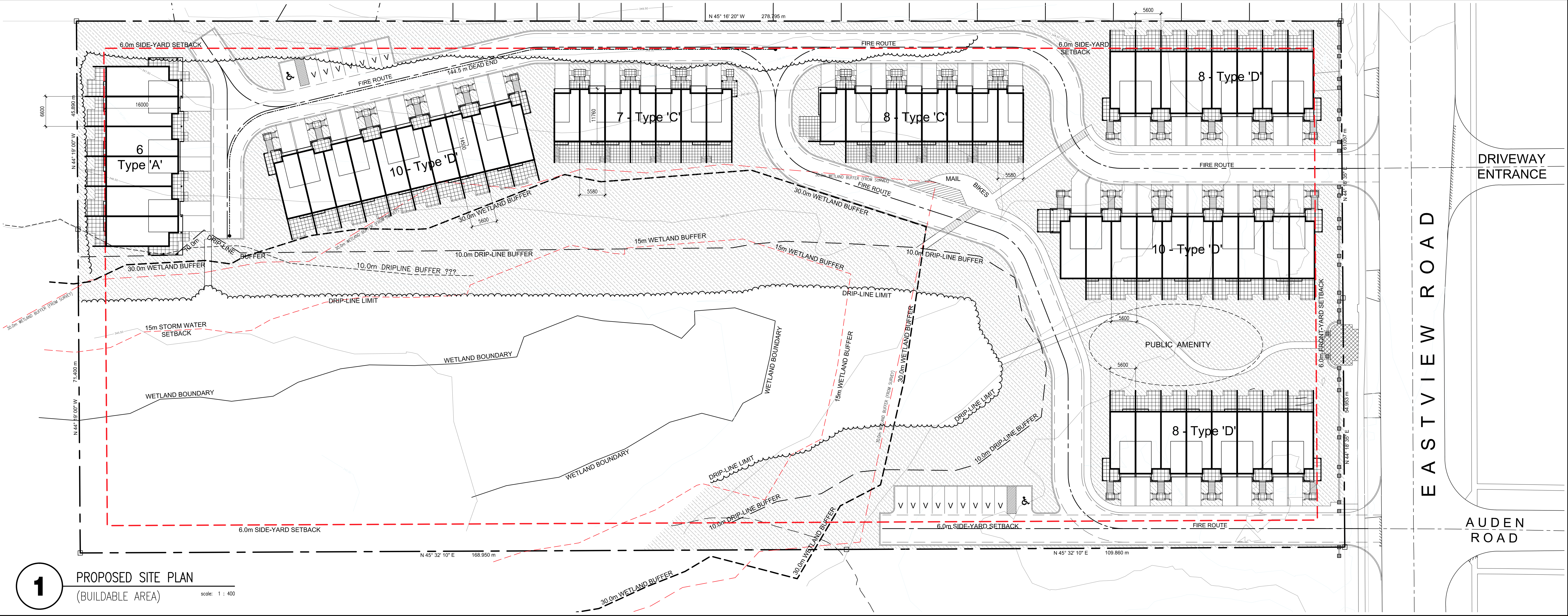
^v Bright Spot: Guelph-Wellington reduces chronic homelessness by 24% in seven months (2019)

<https://caeh.ca/bright-spot-guelph-wellington/>

^{vi} Permanent Supportive Housing: Essential for Ending Homelessness (2017)

<http://homewardtrust.ca/wp-content/uploads/2017/06/PSH-Report.pdf>

^{vii} Housing First is a recovery-oriented approach to ending homelessness that centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed. www.housingfirsttoolkit.ca



1 PROPOSED SITE PLAN
(BUILDABLE AREA)

scale: 1 : 400

NOTE:
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LEGEND

	PROPERTY LINE		AREA OF NEW LANDSCAPING		NEW CONCRETE WALKS		TRANSFORMER PAD
	SET BACK LINE		AREA OF NEW ASPHALT		NEW PAVING / DECKS		BICYCLE PARKING
	FIRE ROUTE		XXX		XXX		STANDARD PARKING SPACE: 5.5m x 2.75m TYPICAL AISLE WIDTH: 7.0m
	PROPOSED PRIVACY FENCE		FIRE WALL		NEW FIRE HYDRANT		DESIGNATED ACCESSIBLE PARKING SPACE (D.A.P.): TYPE A: 3.4m x 5.5m TYPE B: 2.4m x 5.5m + 2.0m ACCESS AISLE
	ENTRANCE / EXIT		BARRIER CURB		EXISTING UTILITY POLE		NEW LIGHT STANDARD
	STANDARD TRAFFIC SIGNS c/w GALVANIZED POSTS						
	B.F. ACCESS RAMP						

No.	REVISIONS	date

No.	REVISIONS	date

PROJECT NORTH

TRUE NORTH

scale:
1 : 400

drawn:
CRT

last worked on:
2019.06.06

checked:
BRJ

print date:
2019.06.06

ONTARIO ASSOCIATION
OF
ARCHITECTS
LEAHY & GORRISON
LICENCE
8994

BJC
architects inc.

13182 BRITANNIA ROAD
MILTON ONTARIO

TEL: (519) 822-7390 FAX: (519) 822-5881
www.bjcarchitects.com

client:
2589618 ONT INC.

13182 BRITANNIA ROAD
MILTON ONTARIO

project:
SITE DESIGN
NEW TOWNHOUSES
GUELPH

78 & 82 EASTVIEW ROAD
GUELPH ONTARIO

drawing title:
PROPOSED
SITE PLAN

reference:

project no.:
18-138

client reference number:

sheet no.:
A - 101



RECEIVED

JUN -6 2019

Guelph City Council CITY CLERK'S OFFICE

I am opposed to the development of the 57 cluster townhouses being built on the lands municipally known as 78 and 82 Eastview Road. The development would mean the land would be rezoned from Urban Reserve, Wetland and Conservation land zones to a Residential Townhouse zone. The Urban Reserve, Wetland and Conservation land zones were put in place to preserve and conserve Guelph's natural habitat and protect the staked wetlands. The townhouse development would also mean 81 trees being cut down, 2 of which are a majestic willow tree and a grandeur fir tree. To quote the Tribune article from May 16, 2019 "The land in question would mean 0.97 hectares of the trees being cut down are occupied by the staked wetland and woodland. The buildings would put further stress on the already declining health of the wetlands. Guelph needs to keep the wetlands and woodlands healthy."

In conclusion I oppose the rezoning of the protected land.

In hopeful regards.

Jane K. Tufford.
Susan L. Tufford.

Eastview/Auden - Proposed Townhouses Subdivision - Trees Allocation

The Tree Management Plan indicated the remove of around 81 mature trees, and only a replacement of around 73 (pg 45), and only 2 years of tree inspections planned.

I would like to propose to council to consider directing the Developer to amend their Tree Management Plans with any of the following options:

- 1) Increase tree inspection maintenance from 2 year to 5 years
- 2) Increase tree planting quantities to achieve removal quantity + 20%
- 3) Request tree planting subsidization elsewhere in the community that requires additional tree canopy

I have previously communicated with Councillor Goller and Councillor Gordon regarding this.

Mark Hedden

From: Joe Costello

Sent: Thursday, June 6, 2019 1:38 PM

To: Clerks <clerks@guelph.ca>

Subject: Development at 78 & 82 Eastview - Submission of written comments for meeting on Monday June 10th

Hello,

I recently received a notice about a public meeting regarding the proposed development of 78/82 Eastview. I thank you for informing me and providing the opportunity to voice my opinion. My family and I have lived at Starwood Dr. since 2014. I understand no decisions are being made at this meeting and it is an opportunity for stakeholders to voice their opinions and concerns. I am going to make use of this opportunity as my family and I would be directly impacted by any development and would be very impacted by the proposed development given its scale.

I have a few issues I would like to note, most are general and a couple are technical in nature.

Firstly I think the estimation of the need for parking is severely lacking. I have been tracking parking on Starwood for a while and literally every parking legitimate parking spot has been used every night on Starwood and there are cars that are regularly parked illegally. Beyond that there has been overflow of cars that I know live close to the intersection of Starwood & Eastview that park in front of the parkway at the north end of Starwood after the bend. Street parking is rarely available for visitors. The rise of multiple families in the same residence, either through basement rentals or familial sharing, has led to having 3+ cars more frequently for a single residence. For 27 different residences on Starwood there is constantly 12 or more cars parked on the street. To think that 16-17 spots is sufficient for 57 units and their guests is not realistic. That means that either Eastview will be further congested with full time parkers (currently there are 5-10 from the townhouses already built), or the roads within the development will be full of parked cars. Regardless of what the stats presented may suggest, those who live in the area can all confirm the above.

The first issue leads into my second issue, is in regard to development as it is currently put forth. Using the diagram provided it would appear that for the final ~550 feet (167m) of the development there is only a single road for residents and visitors to use. I believe this creates a large risk for not only the residents in 3 northern most blocks of units, but those of us on Starwood too. Accepting the fact that there will most often be people parked on the street it could easily create a situation where emergency vehicles cannot get back to service the units at the north end of the development. If a fire occurred in February at the northern most units, there were snow banks narrowing the road and then cars parked there too, meaning a fire truck would not be able to get back to fight the fire, which, given the proximity would then put all our houses on Starwood in jeopardy as well. We have a similar issue on Curzon Crescent when we used to live there which compelled us to

sell and move, but at least there we had 2 exits – here there is only 1 path in and 1 path out. Beyond the danger of physical harm and death that a fire would cause, the potential for a fire to rip through the protected lands to the north and west are greatly increased by this design as the northernmost block of units is so close to the property line and thus the forest of the protected space.

One of the things that drew me to Guelph was its reputation for conservation and maintaining our nature and wildlife. I fear putting in such a huge development right at the edge of protected green space may be short sighted. With such little green space left within the city limits to encroach right to its edge could have dire consequences. Further to that, I think, based on the 30m buffer zone required, that the northern most block of units may be in violation of the space needed to protect green space. I read the environmental impact report and it noted that it claims the only wildlife affected would be bugs and butterflies etc. That is simply not true. There is a small nature corridor immediately behind our houses is home to a number of birds, rabbit families and other small animals. My children look forward to watching them come out and hop or run around in the mornings and evenings. We also frequently have deer roaming and grazing in the green space behind our house (see attached). Sunday morning I saw a coyote and her pup trotting across the property. Clearly developing this land will affect more than the bugs and butterflies noted in the report.

Do you live in, or have you ever seen a detached house in Guelph have 2 front yards? If you were moving, would you ever choose to buy a home that has 2 front yards and no safe, private back yard for your kids to play in?

This development essentially condemns those of us on Starwood to having a second front yard. As constituents that vote and have paid Guelph's city taxes for the last 5+ years, I think we deserve better than that. Having a back yard to play in for kids that provides safety and privacy is a fundamental part or construct of having a detached house. Knowing that your children are in a safe contained space with not real transient access is huge for a parent. This development would not only eliminate any privacy, but it now puts the danger of another road immediately at the other edge of our property and the added risk of providing access to our home and kids to a transient population. Starwood is full of young families raising young kids, putting another roadway and a high density community will add to the light and noise pollution we experience and negatively affect our children. As well, an unfortunate reality is that people often litter. With the development and roadway and visitor parking, we can expect that garbage will end up in our backyard. Hopefully it's all innocuous however it could easily be broken glass, cigarette butts etc. on our lawns. This will clearly be a negative impact on the value of the properties of your constituents and tax payers who live on Starwood and back onto this property.

My last issues are more technical and deal with the diagram itself. I admittedly am not an engineer or a public crusader so I have never seen one of these before so I'm trying to teach myself as I work through it. Looking at the diagram there is a 'Key Plan' picture which has the property in question shaded in Red. Almost half of

the property in question, that is shaded red, is protected wetland space. Now looking at R.3A-xx it appears that some of the requirements are based on a percentage of the land area in question. The three that I am questioning are;

- Minimum landscaped open space. (% of Lot area).
- Maximum building coverage. (% of Lot area).
- Maximum density of site. (50 units / ha).

The fact that the 'Key Plan' includes all of the protected wet land has me wondering if the developer included the dimensions of the protected space in its' calculations for R.3A-xx. As the land is protected and cannot be developed I don't think it should be included and if it is being included it is deceptive. If the wetland was included when calculating the total area I it would suggest that the developer either may lack some competence or knowingly included it to serve their purpose. Again, this is the first time I've looked at something like this, so apologies if I'm off base with this, but I would appreciate confirmation.

Thank you for taking the time to review this. I will be attending the meeting on Monday and would be happy to discuss this in more detail should anyone feel the need.

Regards,

Joe Costello

Submission from Rubina Heddokheel

Petition to City of Guelph

Petition summary and background	On April 29, residents of Starwood Drive received a notice from the city of Guelph regarding a proposal for a Zoning By-law Amendment application from Robert Russell Planning Consultants Inc. on behalf of 2613598 Ontario Inc. and 2589618 Ontario Inc. for the lands municipally known as 78 and 82 Eastview Road. The proposal for 57 townhomes borders wetlands and woodland. A public meeting is scheduled for June 10 in accordance with the provisions of the Planning Act.
Action petitioned for	We, the undersigned, concerned citizens urge our Mayor and Councillors to act reconsider this development for the lands municipally known as 78 and 82 Eastview Road due to profound negative effects to wetlands and animal habitat, tree canopy, parking, water infiltration and density of site.

29 Signatures Received

Petition to City of Guelph

Eastview Road

Petition summary and background	On April 29, residents of Bffle received a notice from the city of Guelph regarding a proposal for a Zoning By-law Amendment application from Robert Russell Planning Consultants Inc. on behalf of 2613598 Ontario Inc. and 2589618 Ontario Inc. for the lands municipally known as 78 and 82 Eastview Road. The proposal for 57 townhomes borders wetlands and woodland. A public meeting is scheduled for June 10 in accordance with the provisions of the Planning Act.
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29 Signatures Received

June 7, 2019

Guelph City Clerk
1 Carden Street
Guelph ON N1H 3A1

RE: Formal Appeal of Proposed 78 and 82 Eastview Road Zoning By-Law Amendment

Dear City Clerk,

I would like to formally submit an appeal to the proposed zoning by-law amendment for 78 and 82 Eastview Road. I am a concerned resident that currently backs onto the proposed development. I am a Professional Engineer who works in the site development division with extensive knowledge in the Zone Change and Site Plan process. When we purchased and built our single family detached house, we were aware that the property behind us could eventually be developed. I am not opposed to a development in my rear yard, but I am opposed to the current proposed development at 78 and 82 Eastview Road for the following reasons.

The current proposal is removing a large amount of trees. By jamming the property so full of town homes, of course there will be no possible way to retain any of the existing trees. The row of trees along the east property limit was determined to be composed of invasive species and dead/dying Ash Trees. There are still trees which are alive and support wildlife. The trees which are alive within row of trees should be preserved and compensation trees should be replanted within row of trees. When we bought our property over 4 years ago, the trees were in much better condition and have been dying over the past few years. The trees behind my property were not protected properly when the Starwood Drive subdivision was constructed, as grading was completed up to the tree trunk and roots were damaged during construction possibly contributing to their death. I believe the row of trees, this close to the protected woodland, which once provided a more diverse animal population should be reinstated as part of this development.

The proposed Landscape Plan provides all compensation trees being proposed on the opposite side of the development and not where the current row of trees is located. No plantings are proposed to be provided along the east property limit. I believe there should be a landscape buffer or an attempt to replant the exiting row of trees. The current proposal doesn't provide a privacy fence along the east property limits. The headlights from the cars pulling out of driveways on the proposed development will shine directly into my rear yard. A landscape buffer will also further reduce any lights shining into our rear yards. All the current dwellings on Starwood Drive are walk-outs with raised decks (on the 1st floor). As our 1st floor is raised from the rear yard we will have no privacy on our decks which is another reason a landscape buffer should be required.

I have a large tree in my rear yard that is alive and close to my rear property line (east of the shared property line). The Tree Protection Plan did not pick the tree and no protection is being provided for the tree on my property (the existing drip line overhangs onto the proposed development) and 3:1 slopes are proposed within the required tree protection zone. Other trees east of the property line may require setbacks as well.

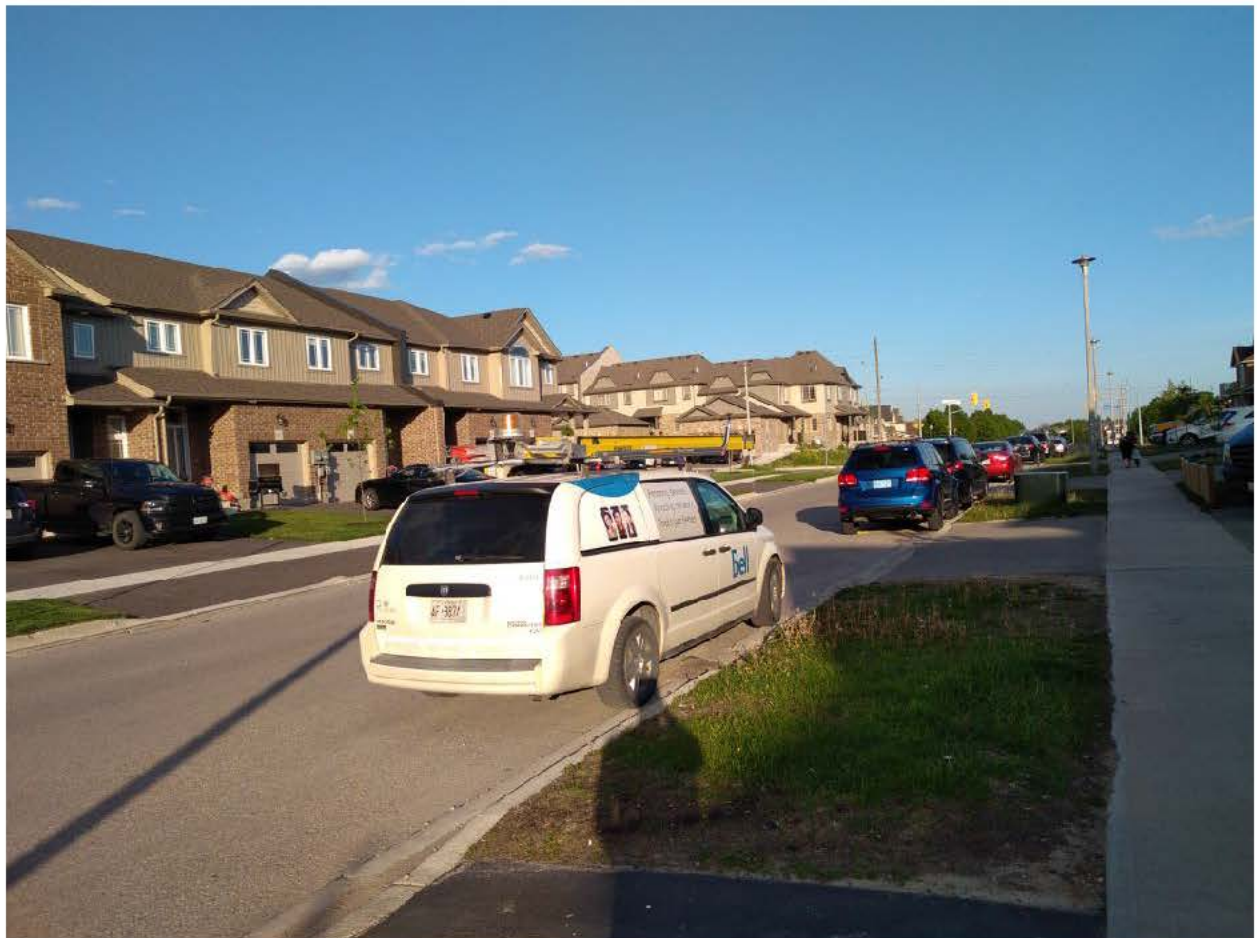
The following pictures are existing views from our rear deck (note all properties along Starwood Drive backing onto the proposed development are walkouts with decks raised off the ground). Note how green the rear yards are now.





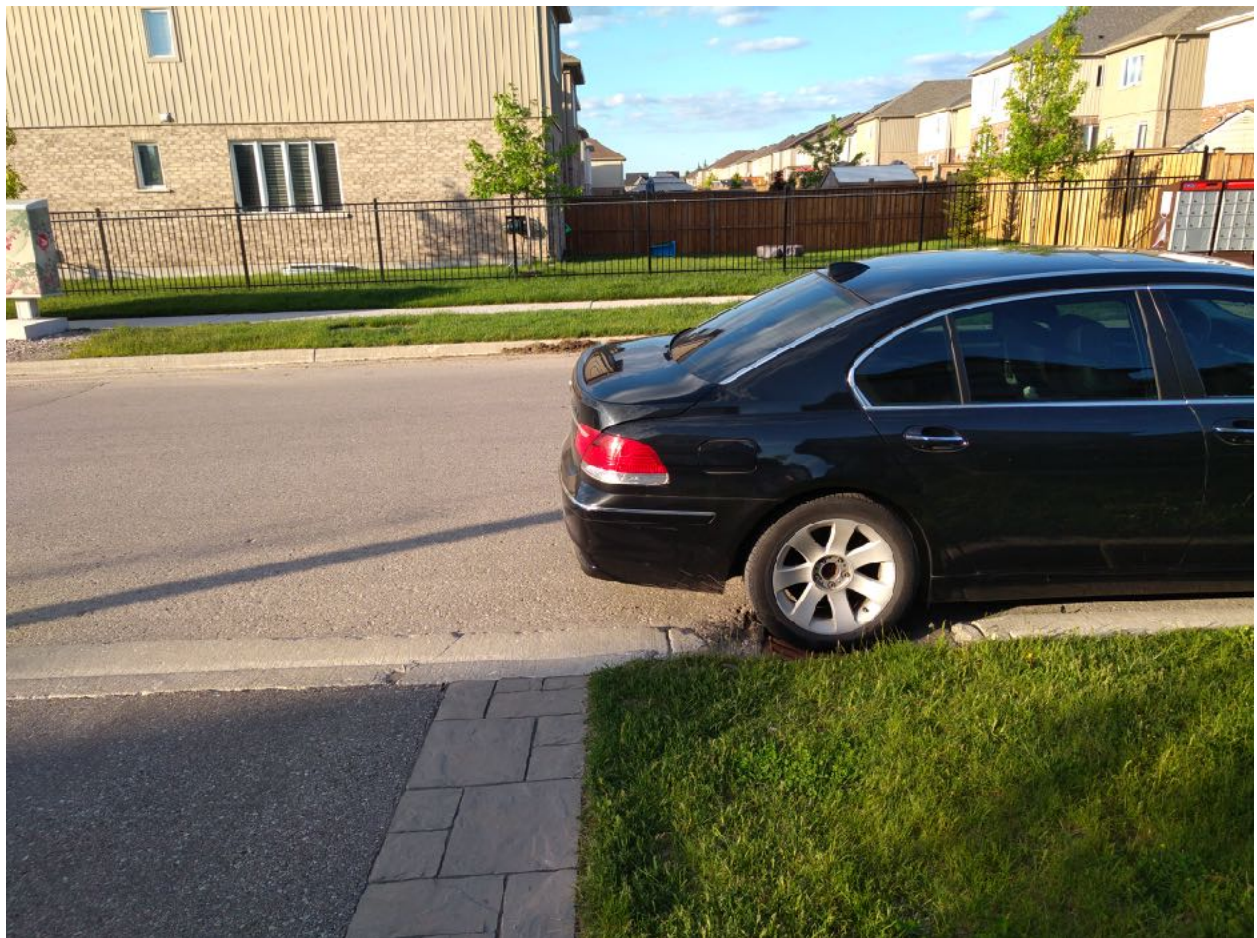
I have had the opportunity to speak with Councillor James Gordon regarding the existing parking issues within our subdivision and its my understanding that the City of Guelph is well aware of these issues. Starwood Drive currently has a major parking issue. It is already tough for visitors to find parking on Starwood Drive. Some of the homes in the neighbourhood are housing multiple families with more vehicles than the zoning by-law requires, which then park on the street. Current City policies also allow for a car to be parked in the garage if the dwelling requires 2 cars (1 car in the laneway and 1 car in the garage). I have noticed on Starwood Drive that garages are typically full of stuff or any car larger than a compact size can simply not fit into the the garages. The proposed development has included in their parking count cars within the townhouse garages which is simply not happing in our neighbourhood of single family detached and semi-detached. The proposed development will contribute further to our current parking issues. The current overflow parking from our subdivision and surrounding properties is onto Eastview Road. The TIS recommends a centre lane left turn lane on Eastview Road which will completely remove the current on-street parking on Eastview Road and again further contribute to the horrific parking issues on Starwood Drive.

The following pictures provide an idea of parking on Starwood Drive and Jeffery Drive every day.





A lot of these current on-street parking spaces do not meet the City's parking by-law with cars unable to maintain the 1m separation from abutting driveways and even overhanging driveways as shown in the pictures below.





The proposed density of the development as reported in the Planning Justification Report (PJR) doesn't mention the new R.4A -40 development at intersection of Summit Ridge and Eastview Road which are low rise apartment buildings within the direct area. The area already has diverse zoning and adding more density will only cause more frustrations to the current residents. The PJR also doesn't mention that the proposed development backs onto single family residential (R.1D) and semi-detached (R.2). Its my opinion that proposed developments should compliment the surrounding zones and ramming as many townhouse as possible on this site does not mesh with the current zones of the dwellings that back onto it. The PJR is justifying the proposed development completes the redevelopment of the community and is similar zoning to the adjacent zones, however, my current R.1D zone is not remotely close to the proposed density that the rezoning is requesting.

I have several environmental concerns with the proposed development with some being more technical as this is my area of expertise. The proposed stormwater management facility is located within the 30m wetland setback. As current City Policies allow for this, there is no reason the SWM Facility needs to be within the buffer and could be located elsewhere on-site. MTE are also showing grading within the 15m wetland setback. The site is big enough that grading should not be required within the 30m setback, not to mention within the 15m setback.

The existing condominium located at 66 Eastview Road (directly adjacent to development) have groundwater issues with their basements. I am aware of this issue and I am quite confident the City's staff are aware of this as well. The EIS completed by WSP did not complete continuous groundwater monitoring to determine the 'high groundwater'. The high groundwater table will have a huge impact on the infiltration galleries and basements elevations. I believe additional continuous monitoring should be required for a minimum of 1 year to accurately determine the 'high groundwater'. Existing knowledge of the current groundwater issues should also be discussed internally at the City.

Some technical issues that I have noticed are that the proposed water balance in fact does not balance and is not completed to City of Guelph standards. The City of Guelph requires a monthly Thornwaite-Mather Water Balance be completed not an Annual Water Balance as provided in EIS. The water balance currently shows a decrease in on-site infiltration and an increase in runoff to the wetland. The EIS doesn't comment on the impact this will have on the wetland. Furthermore, the EIS doesn't comment on the impact the proposed runoff will have on the wetland when salt is applied to the roads during the winter months. As salt cannot be removed from the runoff, directly discharging this runoff to the wetland will have detrimental impacts on the wetland.

The City of Guelph requires a Factor of Safety to be applied to hydraulic coefficient as per the Credit Valley Conservation LID Manual, which will reduce the hydraulic conductivity and increase the size of the infiltration galleries (on a already tight site).

The proposed dry pond is only capable of removing 60% sediment removal, as per the Ministry of Environment, Conservation and Parks guidelines (not the required 80% sediment removal) and the oil/grit separator upstream of the pond should only support 50% of the provided sediment removal due to degrading performance capabilities over time. The proposed stormwater management approach should not be accepted as it does not remove the required sediment from the stormwater runoff. The EIS doesn't provide any comments on the impact that the increase of the temperature of the stormwater runoff to the wetland after the runoff is warmed on the asphalt surfaces and then stored within the pond (further warming) before outletting to the wetland. The stormwater management pond also directs all stormwater runoff collected within the stormwater management pond to a point discharge at the wetland. The existing stormwater runoff from the site drains overland to the wetland over a wide area and disperses the flow evenly into the adjacent wetland. The EIS does not comment on the impact this point discharge will have on the wetland.

It's my understanding that the City has requested 2 water connections to Eastview Road, which contradicts the City's policy of only allowing 1 water service for each property. The 2nd water service allows the developer to extend the water service beyond the standard maximum 150m from the watermain (without looping). I believe the site should only be allowed 1 water service and maintain the maximum 150m water service from the road.

The current proposal has no park or parkland dedication and is proposing common amenity area to act as a 'park'. Common Amenity area should not be appropriate for parkland.

The proposed development is very long and narrow. In my opinion developments of this shape with no secondary access will be more susceptible to crime. We currently have a high number of car break-ins and petty crime in our neighbourhood. Police will not patrol the long private road and the long narrow road will create an 'alley like feel' which will promote crime. If the private road at the rear of the site was blocked for whatever reason, police or fire will not have access to the dwellings at the rear of the site. I also have privacy and safety concerns of a private road directly adjacent to my rear yard property line. With my first floor elevated from the existing grades at the rear of my property (walkout), all residents along the private road (and visitors parking in the parking area) will have sight lines directly into my first floor.

A large amount of wildlife were reported in the EIS. I can attest to this, as we see the wildlife everyday. I am not an ecologist, but the impact the development appears to have on the existing wildlife/ ecology seems to be significant. I hope that the City will complete a through review and help to limit the impact the proposed development will have on the existing ecology on-site.

We see many deer on the proposed development property all year long. A meadow next to a dense treed area is the ideal spot for deer to eat. I don't believe the deer survey was completed correctly. I believe additional deer surveys should be completed.

Light and noise pollution from the proposed development will have an impact on the existing ecology/wildlife and deer. These impacts were not mentioned in the EIS. I am also concerned about light pollution in my rear yard. We have street lights on Starwood Drive which shine light into my house and I do not want additional lights shining into my house and rear yard from the proposed development.

The proposed development is extremely tight. No sidewalk is proposed along the proposed private road. The Planning Justification Report notes that one was not provided due to space restrictions (this should be a red flag to the City). A 1.8m wide sidewalk should be required along the private driveway (where driveway abuts parking). This is clearly a pinch point and the developer is trying to squeeze the development in without a proper sidewalk. This clearly shows that the current proposed development doesn't work for with the site within the required setbacks.

In my opinion, this is a developer trying to squeeze as many units as possible on a property that is not suitable for the proposed density. The out of town developer has let the existing houses on Eastview Road deteriorate. Soffit and eavestroughs are falling off the houses, roofs have tarps and the grass hasn't been cut. The developer has not reached out to the existing residents (I'm aware this is not required) to try and create relationships. This shows me the developer has no pride in ownership and this could potentially continue through the design and construction stages and cause extreme headaches for existing residents.

As seen in the pictures below, the houses have deteriorated and grass is unkempt.





It is my hope that the City will not approve the proposed zoning by-law amendment for 78 and 82 Eastview Road. Additionally, the City should require the developer to reconfigure the development to conform with the existing site and adjacent properties for the above stated reasons.

Thank you,

Yours truly
Concerned Resident
Jeff Lerch

To: Mayor Guthrie and City of Guelph Councillors
From: McElderry Residents' Community Group (MRCI)

Re: Motion to Suspend Enforcement of Driveway Width Bylaw

June 3/2019

The McElderry Residents' Community Group wishes to go on record as opposing Councillor Gibson's motion to continue with the suspension of enforcement of the driveway width bylaw for semi-detached and on-street townhomes until the Bylaw Review is completed.

The staff report, which was presented May 13th, appears to us to be well-considered with options clearly outlined and further allows for community engagement. It is ill-advised to suspend enforcement for a lengthy period when the staff recommendations clearly deal with nuisance complaints and establish a process for surveying impacted neighbourhoods.

Due to the large percentage of landlord-owned, student-occupied townhouses in Ward 5 and in Ward 6, it is important that all Guelph residents retain the right to lodge complaints on this issue if infractions occur. Suspending the enforcement of any bylaw, even while bylaws are under review, establishes a precedent which is not in the interest of local neighbourhoods.

It is widely understood that communities need more green space, not less, and that goal is not achieved by failing to enforce current bylaws relating to the width of hard-surface driveways. On the one hand, the City is providing incentives for rain gardens to prevent excess run-off; on the other, this motion encourages increasing hard surfaces in already-small front yards which would add to the volume of water run-off.

MRCI respectfully requests that you do not support Councillor Gibson's end-run motion to continue suspension of the driveway width bylaw. It is unnecessary and an infringement on the rights of those residents whose neighbourhoods could potentially be impacted by the illegal widening of driveways while the suspension is in place (possibly years). The staff recommendations make sense and we ask that you defeat the motion when it comes up for debate.

Thank you for your consideration.

Regards
Greg Ross/Linda Davis/Michelle Wan
MRCI

Gow's Bridge



Linking the Old University Neighbourhood to the City of Guelph since 1897

Old University Neighbourhood Residents' Association Inc.

June 3, 2019

Letter to Council Regarding the Driveway Bylaw.

At its most recent meeting, the Executive Committee of the Old University Residents' Association (OUNRA) discussed the motion placed by Councillor Gibson which would, if passed, suspended enforcement of the driveway width bylaw with respect to semi-detached and townhomes until the completion of the Bylaw Review in 2021. Along with the McElderry Residents' Community Group, the OUNRA is opposed to the motion and asks Council to defeat the motion.

The process recommended in the staff report of May 13 seems to us to be sensible and provides the City with the flexibility it needs to deal with the wide range of condition in very different neighbourhoods. While the OUN does not have many semi-detached homes or townhouses, we do have about 250 student houses in the neighbourhood. If bylaw enforcement was suspended across the City, we feel certain that many parts of the OUN will face significant parking challenges; it is not uncommon to see as many as 5 or 6 cars parked in front of these houses. Without enforcement, we would expect these cars would be parked not only on driveways but also across lawns.

The staff report was notable for its thoroughness and for how well it seeks to balance the interests of citizens. Unlike the report, Councillor Gibson's motion fails to appreciate the complexity of the matter. His motion should not be supported.

Your truly,

John Lawson

President of the Old University Neighbourhood Residents' Association