

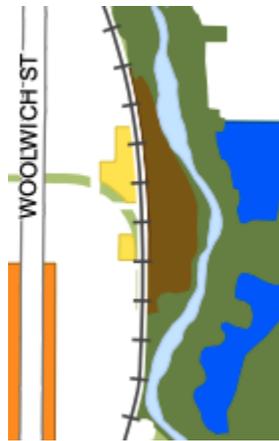
Ward 2 Virtual Town Hall – July 5, 2022 Chat

[7:00 PM] Morgan Dandie - Happy to "see" everyone here tonight!

[7:07 PM] Elizabeth Finnis - I'm keeping my video off as I'm out of town and my internet is slow. I will post any questions I have in the chat, I hope that's okay. Can someone clarify for me what 'adjacent sites' means in terms of this? Does this mean the core Armtec property (where the factory currently is) is high density, but the separate spaces (the overflow storage yard; their old overflow parking space) is medium density? Or does it refer to something else? Thanks.

[7:10 PM] Elizabeth Finnis - In addition, my understanding of an email sent by Rodrigo (to a number of people) is that part of the staff's decision was that Armtec had it listed at a high price and reducing the density would affect their possible profit from selling the space. I am unclear why the city is thinking about the profits of a private company versus thinking about pressure on watershed spaces, and I wondered if someone can clarify what the priorities are here. Thanks!

[7:11 PM] Leanne Caron - The Land Use map uses the property boundaries to delineate the High Density area. I will post it here...



[7:14 PM] Morgan Dandie - What are the square acres for the entire site in question?

[7:14 PM] Rodrigo Goller - According to the real estate listing, the site is 9.35 acres

[7:15 PM] Leanne Caron - The medium density area is yellow. The high density area is brown.

[7:16 PM] Elizabeth Finnis - Thanks, Leanne. So, the medium density is the overflow parking lot, and I think the space that is currently occupied by DIYode and other businesses.

Can someone tell me what the setback requirements are from the railway lines and from the river?
Thanks

[7:18 PM] Bonnie Swantek - How does staff expect the traffic to flow to this site? The only 2 streets that are a straight shot from Woolwich are Earl and Clarence....

[7:21 PM] Leanne Caron - There is no traffic study that has been done. It would be the responsibility of a future developer to demonstrate that the traffic can be accommodated.

Setback from river is normally 30m, depending on site conditions.

[7:23 PM] Elizabeth Finnis - I'd like to encourage our Ward councillors to push the city to think beyond the idea of 'strategic' acquisition in the case of deficiency, and instead think about strategic acquisition for the sake of enhancement of green corridors. Framing strategy in terms of deficiency encourages thinking

Ward 2 Virtual Town Hall – July 5, 2022 Chat

[7:37 p.m.] Doug Stephens - Two questions 1. This afternoon, I did my daily dog walk and ran into a woman who does EA's. I asked about the contaminated west side of the river behind Armtec. Asked her "How could any EA approve this"? She laughed and said that I was naïve. Municipalities will find some firm to approve. Is that correct? 2. With the potential for this more residences than initially proposed, can the City guarantee that the Emma Earl Bridge will be pedestrian only?

[7:38 p.m.] Rodrigo Goller - **Doug** Yes please

[7:38 p.m.] Leanne Caron - The EA would be done by the developer, not the city.

[7:38 p.m.] James Gordon - I totally agree Bonnie S. We are all here, I believe, because we do not want to "Simply allow it"... we want to respect the integrity of the neighbourhood and the wishes of the neighbours. I was just explaining the barriers that we face under a provincial government that tends to favour developers. No councillor on THIS call wants to give any developer carte Blanche

[7:40 p.m.] Leanne Caron - Morgan, wondering if your childhood neighbourhood was on an arterial or collector road?

[7:42 p.m.] Elizabeth Finnis - What is the definition of medium-density zoning?

[7:43 p.m.] James Gordon - That's important what Rodrigo said about the factors involved with the proximity to the river. We need to learn more about that. To me our river corridor preservation should trump our density goals

[7:44 p.m.] Morgan Dandie - @Leanne, essentially, yes ... Guelph Line and Glencrest Rd. near New St. ... the grade school I walked to has been converted to all townhouses ... the adjacent streets were a combination of senior high-rise, a wood lot, more townhouses and maisonettes

[7:47 p.m.] Elizabeth Finnis - Marty, I believe they are 8 stories.

[7:48 p.m.] Rebecca - It looks like those buildings are zoned medium density on the map that Leanne shared?

[7:49 p.m.] Leanne Caron - They are 5 stories.



Ward 2 Virtual Town Hall – July 5, 2022 Chat

[7:49 p.m.] James Gordon - Thanks L!

[7:50 p.m.] Morgan Dandie - Re parking in childhood home, almost all parking was underground for my townhouses complex and all 4 apartments (one senior housing) with buildings 10 - 16 stories ... there wasn't much surface parking

[7:55 p.m.] Morgan Dandie - Decoupling parking from residency is an incredible way to help with reducing parking requirements

[7:58 p.m.] Bonnie Swantek - Not asking for parkland....asking why we can't push back and ask for medium density....let the owner argue why it should be high density, especially when it doesn't meet the criteria....

[7:59 p.m.] Martin Collier - Residents for a Safe Speedvale - Here is link to car-free development in Vauban neighbourhood in Freiburg, Germany. Could a Guelph/KW developer emulate this?...!
<https://www.fastcompany.com/90327301/what-can-we-learn-from-this-thriving-car-free-german-neighborhood-get-rid-of-parking-spaces>

[7:59 p.m.] Bonnie Swantek - The listing was removed as of today....not sure why....?

[7:59 p.m.] Elizabeth Finnis - It was removed a couple of days ago, and I think it timed out. I looked around online, and it was listed on one site as withdrawn, not as sold.

[8:00 p.m.] Bonnie Swantek - Thanks for that Beth!

[8:00 p.m.] Elizabeth Finnis - No worries 😊

[8:00 p.m.] Elizabeth Finnis - Doesn't mean it won't be relisted soon, although the price might change...

[8:01 p.m.] Elizabeth Finnis - And, the site I saw could be wrong. It is possible it was sold, but I don't know how to find that out without asking the owners.

[8:02 p.m.] Morgan Dandie - Thank you Rodrigo, James and Leanne for bringing this issue to the community ... will watch the remainder online as I have another meeting

[8:02 p.m.] Bonnie Swantek - Exactly James....thank you!

[8:03 p.m.] Michael Kennedy - Medium residential sounds sensible to me since there's no plan for high density infrastructure, and it doesn't sound like a plan for such infrastructure would even be supported by council

[8:05 p.m.] Sue - I agree Leanne

[8:05 p.m.] Elizabeth Finnis - I also agree - we need to change this now, not wait for the future.

[8:05 p.m.] Janet C - I live on Earl street and while there may be benefit of low or medium density housing at the Armtec Site, I do not envision a feasible/reasonable roadway access via Earl or Clarence.

Currently it is difficult to exit both Earl and Clarence with Polstar Bakery on the corner and the gas station across the street on a good day. and I really appreciate the opportunity you (Rodrigo, Leanne and James) have given us (the neighbours) to share our concerns.

[8:07 p.m.] Bonnie Swantek - So between now and Monday's meeting, is it helpful to write letters asking for reconsideration to a medium density designation?

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[8:07 p.m.] Elizabeth Finnis - Yes - what do you need from the community to lend support to the motion?

[8:08 p.m.] Leanne Caron - Monday July 11th is the date that Council will approve the Official Plan Amendment 80. So yes, letters or emails between now and July 11th will be your only opportunity to advocate for your desired land use outcome.

[8:09 p.m.] Leanne Caron - Letters can be sent to clerks@guelph.ca

[8:10 p.m.] Leanne Caron- Copy to plan2051@guelph.ca

[8:11 p.m.] Michael Kennedy - Thanks so much for this James, Leanne and Rodrigo

[8:12 p.m.] Bonnie Swantek - Thank you!