

0:0:0.0 --> 0:0:9.710

James Gordon

Leanne, would it make sense for you to actually pose to this group the questions that you asked, though? So we have a good a good background. I think that might be appropriate.

0:0:9.780 --> 0:0:9.990

James Gordon

OK.

0:0:15.320 --> 0:0:15.700

Rodrigo Goller

Well.

0:0:10.970 --> 0:0:18.770

Leanne Caron

Sure. Do you want me to do that first, Rodrigo? Just I know it's just 7:00 o'clock right now, but I'd be happy to.

0:0:18.850 --> 0:0:20.880

Leanne Caron

Thank you.

0:0:20.20 --> 0:0:26.110

Rodrigo Goller

Sure. I see. Leanne, do you have available to you?

0:0:27.740 --> 0:0:33.800

Rodrigo Goller

The the recommendation on the agenda for the 11th.

0:0:34.550 --> 0:0:47.920

Rodrigo Goller

I was thinking that someone should read that it's it's just a couple of paragraphs so that everyone in the call is on the same page as to what staff is recommending just in case someone has not had a chance to see that.

0:0:48.580 --> 0:0:48.950

Rodrigo Goller

Or.

0:0:48.470 --> 0:0:49.440

Leanne Caron

Sure.

0:0:50.330 --> 0:0:51.100

Leanne Caron

I mean just.

0:0:50.210 --> 0:0:53.380

Rodrigo Goller

If not, I I I can also pull it up here. I have it up.

0:1:0.520 --> 0:1:0.890

Rodrigo Goller

OK.

0:0:53.570 --> 0:1:2.360

Leanne Caron

No, I'm going to. I'm going to find it. If you've got it already up on your uh on your screen, go ahead, Rodrigo. I'm just looking for it right now.

0:1:2.290 --> 0:1:11.50

Rodrigo Goller

Yeah, so so I'll, I'll, I'll share. I'll, I'll, I'll present it here. So this is the as part of the.

0:1:11.760 --> 0:1:18.410

Rodrigo Goller

Decision report for shaping wealth are our official plan amendment.

0:1:19.550 --> 0:1:21.600

Rodrigo Goller

And actually I'm going to see you.

0:1:24.740 --> 0:1:25.730

Rodrigo Goller

See about.

0:1:32.130 --> 0:1:32.540

Rodrigo Goller

OK.

0:1:35.290 --> 0:1:40.210

Rodrigo Goller

So this is for the the meeting coming up on Monday, July 11th.

0:1:41.830 --> 0:1:43.560

Rodrigo Goller

Starting at 1:00 in the afternoon.

0:1:44.640 --> 0:1:57.790

Rodrigo Goller

And this is looking at at our official plan on the on the nine page staff report, there is a section specifically talking to the this property.

0:1:58.750 --> 0:2:2.880

Rodrigo Goller

The land use designation for Armtec Inc at 41 George Street.

0:2:3.560 --> 0:2:5.0

Rodrigo Goller

So this is, it reads.

0:2:6.210 --> 0:2:28.970

Rodrigo Goller

Questions were asked about the existing land use designation for the Armtec Inc property at the public meeting for OPA 80, and comments were provided that it should be reviewed and down designated with suggestions that the property be placed in a general residential natural heritage system or open space and parks designation.

0:2:29.980 --> 0:2:38.90

Rodrigo Goller

Some comments appear to be reactive to the real estate listing images which do not represent approved concepts for the site.

0:2:39.790 --> 0:3:1.40

Rodrigo Goller

The Armtec property was reviewed and considered through the 2006 Growth plan. Conformity work and identified at that time through the city's approved growth strategy, management strategy and residential intensification, intensification analysis as a prime candidate for intensification.

0:3:2.120 --> 0:3:17.990

Rodrigo Goller

High density residential was recommended as the appropriate land use assignment with medium density residential being placed on a JSON sites. Council approved this designation along with designation changes for all sites.

0:3:18.820 --> 0:3:20.70

Rodrigo Goller

Council approved.

0:3:21.860 --> 0:3:22.930

Rodrigo Goller

There's this signation.

0:3:25.870 --> 0:3:28.60

Rodrigo Goller

I think we're getting a little bit of feedback.

0:3:27.650 --> 0:3:31.550

Leanne Caron

Yeah, everyone can turn off their their microphones.

0:3:33.720 --> 0:3:51.600

Rodrigo Goller

There we go. Welcome, Marty. So I'm just going over the the staff rationale and they said that in 2006,

the conformity work, high density residential was recommended as the appropriate land use designation with medium density residential being placed on a JSON sites.

0:3:52.280 --> 0:4:22.800

Rodrigo Goller

Council approved this designation along with designation changes for all other properties identified in the Council approved growth management strategy through OPA 48, which was adopted by Council in 2012, approved by the Minister in 2013 and approved by the Ontario Municipal Board in 2017. Staff continue to recommend the existing land use designation for this property. The high density residential designation is appropriate. This site is a brownfield.

0:4:22.900 --> 0:4:47.470

Rodrigo Goller

And that the situation will help to realize remediation and redevelopment. Future redevelopment is subject to zoning regulations for setbacks and step backs, the rail line and river constrain development and the cities urban design policies, guidelines and manuals all apply to this site to ensure that redevelopment is appropriate and compatible.

0:4:48.320 --> 0:4:52.750

Rodrigo Goller

Site specific property requests are outside the scope of the official plan review.

0:4:53.530 --> 0:5:8.30

Rodrigo Goller

These are appropriately dealt with through individual applications. The scope of this review was set by Council and land use designations are only being considered for change to implement the direction of the growth management strategy.

0:5:10.470 --> 0:5:14.830

Rodrigo Goller

So in in short, that is the. That is the rationale provided by.

0:5:15.530 --> 0:5:16.660

Rodrigo Goller

City staff.

0:5:17.590 --> 0:5:22.960

Rodrigo Goller

On why they're not supporting a change away from.

0:5:24.80 --> 0:5:27.670

Rodrigo Goller

The high density designation that is currently in the official plan.

0:5:29.500 --> 0:5:39.160

Rodrigo Goller

Now in in terms of structuring this conversation today, I think my my goal is to better understand where everyone in in the neighborhood where where is on this issue.

0:5:40.440 --> 0:6:9.740

Rodrigo Goller

What do you think we as councillors should do on the meeting or next Monday on the 11th with regards to the stagnation and to fully way out and understand what the potential impacts of leaving this as high density or requesting a change for, for, for something else now Leanne and James that I don't know if there's other things you were hoping to accomplish today if you wanted to, to to pitch in.

0:6:12.620 --> 0:6:18.660

Leanne Caron

The only comment that I had Rodrigo and thank you for giving an overview of staff position.

0:6:20.110 --> 0:6:48.950

Leanne Caron

In terms of process, our role as councillors as your representatives, is to take staff position under advisement and then also listen to the Community and to factor in all of those arguments through a Community lens in order to provide direction for staff. So staff position is not the be all and end all.

0:6:49.350 --> 0:6:59.610

Leanne Caron

That there's other voices to be heard. And so that's why we're here tonight. We have followed up with staff as well to ask a number of other questions.

0:7:0.790 --> 0:7:29.710

Leanne Caron

Because I'm I think it's important to understand how it got designated as high density in the 1st place and for me that is that is still a question because it is a 2006 growth management plan that led to this and our new growth management plan has very, very clear policy parameters for high density development. So we have as a.

0:7:29.810 --> 0:7:43.520

Leanne Caron

As a group of councillors, we have followed up with our planning staff with a number of other questions and those questions still, we're waiting for answers. I know it can often take some time for our staff, especially after a busy Council meeting.

0:7:44.320 --> 0:7:50.940

Leanne Caron

Umm, the high density residential zone. There's only two sites in the entire city.

0:7:51.700 --> 0:8:20.930

Leanne Caron

Uh, that are zoned high density residential from from my view of of the land use schedule that are zoned high density that are not on an arterial or collector road and those are the armtec site at George Street and a future site in an undeveloped Greenfield subdivision. The heart farm off of Gordon Street. I cannot find any other high density sites in the city that are not on a collector.

0:8:21.930 --> 0:8:38.370

Leanne Caron

As well, the only other brownfield that has a high density designation is a special study area on the AMICO lands, and so we've asked a question about why this, why this piece of property hasn't been designated as a special study area.

0:8:39.250 --> 0:9:10.580

Leanne Caron

Umm, the new growth management plan, the 2020 Growth Management Plan which this OPA is intended to address and update specifically sets out parameters for high density and it lists a number of criteria that have to be met. So that's what that's what we're looking at and asking questions about as we approach this situation as you're councillors try to balance out what's in our policies, what's in provincial policies.

0:9:11.340 --> 0:9:24.120

Leanne Caron

What's in the community best interest and what's viable and feasible for this site? So I'll turn it over to you, Rodrigo, and we can moderate a community discussion on what the Community is thinking.

0:9:24.770 --> 0:9:54.150

Rodrigo Goller

Yeah. Thank you. Thank you for that. For that Leanne. And and one last bit of information to bring everyone on the same page when we talk about high density designation under the zoning bylaw that is currently being updated, which we will be providing further comments on next week, it is 150 units per hectare, a minimum of three stories and a maximum of 10 stories.

0:9:55.200 --> 0:9:58.520

Rodrigo Goller

And then they have two medium density.

0:9:59.580 --> 0:10:14.710

Rodrigo Goller

Ohh options or both are at 100 units per hectare, with either a maximum of four stories or a maximum of six stories just for, you know, for context of medium versus high, that's what it would mean.

0:10:21.570 --> 0:10:23.620

James Gordon

Umm yeah.

0:10:26.810 --> 0:10:27.250

James Gordon

Yeah.

0:10:16.520 --> 0:10:33.330

Rodrigo Goller

And I, you know, we would love to to hear from folks, James, go go ahead. And then after after you then we can go go around and people can speak up and and ask questions and provide comments and we'll be we'll be listening to everyone but go ahead James.

0:10:33.500 --> 0:11:3.650

James Gordon

Yeah. Yeah. Thanks, Rodrigo. And if everyone can just maybe is there a hand up thing on this? I believe there is and we'll we'll get Rodrigo to field the questions. I think most people are aware of this now, but it's important to reinforce the way it's unfortunate the way our system works. I think it's happened quite a few other other times. The first thing people knew about this was seeing that real estate listing and it is important to emphasize that that means.

0:11:3.970 --> 0:11:20.20

James Gordon

Pretty close to nothing that listing it scared people scared me. How? However really what that is is a dream of the owner, a pipe dream since it's so close to pipe dream and it seems.

0:11:21.130 --> 0:11:41.770

James Gordon

Like a lot of people interpreted that as being. Ohh well, that's what's being planned. That is simply not the case. However, the reason for this meeting is to get a A community feel for what could be planned. And I think Leanne, you've already delved into this and as you have Rodrigo too, it might be worth a comment before the questions.

0:11:42.450 --> 0:11:43.660

James Gordon

That it would be.

0:11:44.690 --> 0:11:51.110

James Gordon

Pretty close to impossible if the if the will of the neighborhood was to make it a park.

0:11:52.970 --> 0:12:1.280

James Gordon

That's really unlikely, unfortunately unlikely at this time. So we can go more into that too. So yeah, let's let's go to the questions. Thank you.

0:12:3.960 --> 0:12:6.970

Rodrigo Goller

So I I I see that Elizabeth has posted a comment.

0:12:8.130 --> 0:12:11.860

Rodrigo Goller

And then so I'll I'll relist at this comment and then we'll go to to sue.

0:12:13.530 --> 0:12:29.740

Rodrigo Goller

Elizabeth asked for clarification on what adjacent sites meant in terms of the the medium density. That is an excellent question, Elizabeth I am not sure, but we we will be following up with staff on this because when I looked at it, I did not see.

0:12:31.70 --> 0:12:34.320

Rodrigo Goller

Medium density immediately adjacent to it.

0:12:37.940 --> 0:12:39.640

Rodrigo Goller

See here and then.

0:12:41.590 --> 0:12:47.660

Rodrigo Goller

Yeah. So the clarification for that. And you'll also say, Elizabeth, that in addition.

0:12:49.700 --> 0:13:4.720

Rodrigo Goller

They're that part of the staff decision is that Armtec had to list the high density because of the of the price and that it would impact the well the.

0:13:6.310 --> 0:13:9.340

Rodrigo Goller

The the revenue generated by by the sellers.

0:13:9.960 --> 0:13:13.890

Rodrigo Goller

Uh, OK, so listen, we just suggesting that.

0:13:14.610 --> 0:13:26.370

Rodrigo Goller

You're asking why the city is thinking about the profits of a private company versus thinking about the pressure on watershed spaces, right? So when when staff say that they're recommending.

0:13:27.160 --> 0:13:34.30

Rodrigo Goller

High density for this site. It is because of the cost of the cleanup. So the the way that they saw it there is.

0:13:35.320 --> 0:13:48.420

Rodrigo Goller

There's going to be significant cost to clean up this site for, for example, the the sites on Arthur St the metal works. That was about four \$4 million, four and a half, \$1,000,000 to clean up those properties.

0:13:50.710 --> 0:13:51.310

Rodrigo Goller

And.

0:13:52.120 --> 0:13:52.980

Rodrigo Goller

I would see I think.

0:13:54.180 --> 0:13:58.610

Rodrigo Goller

And for for reference, other sites like for example the.

0:14:0.30 --> 0:14:30.260

Rodrigo Goller

200 Beverly that came into the cities uh control in the 90s and it has remained as a Brownfield site while staff have been doing slow remediation work. But it's been 30 years now that the site has been an empty brownfield that is slowly being being looked at and remediated or on a slow basis. So that is actually it's not that staff are looking to protect.

0:14:30.440 --> 0:14:37.910

Rodrigo Goller

The the profit margins of developers, but they're saying if we were to zone it as low density then.

0:14:38.920 --> 0:15:9.430

Rodrigo Goller

Developing the any developer would not consider buying it because the cost of remediation and the cost of the site would not make it worthwhile for them to sell enough homes. Similarly, medium density that is also their concern, that they're saying that only with high density with that 150 units per hectare, does the math work for someone to purchase the land, build buildings on it and pay for the cost to remediate it. So that is where staff are coming from.

0:15:10.240 --> 0:15:30.870

Rodrigo Goller

And that's the basis for for their significant portion of their decision to keep it as as high density. They see it as the fastest path for this parcel of land to be purchased, developed and for not to stay as a vacant industrial site for the next 20 to 30 years. So I I hope that.

0:15:30.290 --> 0:15:32.560

James Gordon

Rodrigo, if I if oh, go ahead.

0:15:30.360 --> 0:15:46.730

Leanne Caron

Yeah, that's been stuff have been pretty honest as well, Rodrigo, about although the entire site could never look like the real estate listing that there are areas of the site that could accommodate A10 story building.

0:15:47.150 --> 0:15:47.420

Rodrigo Goller

Umm.

0:15:48.270 --> 0:16:18.820

Leanne Caron

Umm. So although although the entire site can't, so I I I posted a section of the map if everyone wants to have a look at the chat. The yellow portion is medium density and that is on the West side of the tracks

where there is a trail and park. The brown area is the boundary of the Armtec site and it includes the area that contains buildings, warehouses, manufacturing.

0:16:18.950 --> 0:16:27.170

Leanne Caron

Parking lots and open area. So it is the brown area that is that is the high density designation.

0:16:28.740 --> 0:16:30.360

Rodrigo Goller

And I'll I'll go ahead, James.

0:16:28.510 --> 0:16:34.840

James Gordon

Yeah. And I I would add if I may, Rodrigo, another reason for staff.

0:16:35.590 --> 0:16:55.570

James Gordon

Steps wish to keep that high density designation is that they have Council direction to really focus on brownfields to meet our growth expectations, and they're looking at high density wherever possible. However, I would really. I'm really taking it to heart Leanne's point that.

0:16:56.400 --> 0:17:6.450

James Gordon

Those have not been designated as high density outside of the downtown core until now, so I think there's a bit of a dissonance with that.

0:17:7.140 --> 0:17:12.270

Rodrigo Goller

Yeah, I'll, I'll turn the floor over to Sue who you've been waiting patiently. Thank you.

0:17:16.30 --> 0:17:16.520

Rodrigo Goller

We can.

0:17:13.950 --> 0:17:19.40

Sue (Guest)

Can you hear me? OK, good. I don't use this system very often.

0:17:20.490 --> 0:17:27.510

Sue (Guest)

I I think I guess I my question is around the whole situation with the Brownfield site.

0:17:28.500 --> 0:17:31.170

Sue (Guest)

I mean, I I suppose the city.

0:17:32.250 --> 0:17:48.780

Sue (Guest)

Wouldn't want to, you know, end up having or purchased the site. I understand why the zoning. What

this the staff are saying about the zoning and why it has to be that way to encourage a buyer who's going to buy it. As you said, if they can't.

0:17:50.740 --> 0:17:58.440

Sue (Guest)

Make a profit on developing it, but would would the city ever look to acquire the property? I mean is that?

0:17:59.680 --> 0:18:1.250

Sue (Guest)

Anywhere possibility?

0:18:3.510 --> 0:18:34.400

Rodrigo Goller

That, that's that. That's an excellent question. I'll, I'll, I will share that. That is what happened with 200 Beverly, where the city came to ownership of that property. And as I said it, it has been sitting vacant. So the city could very well look to acquire that property, but then we would not have the resources to then set aside 456 million dollars to pay for the cleanup. And we would have to build that.

0:18:34.750 --> 0:18:43.790

Rodrigo Goller

Those funds over time, and we may be looking at a a vacant industrial site in the middle of our neighborhood for the next 30 or some years.

0:18:45.660 --> 0:18:47.670

Rodrigo Goller

And the Anor James anything to add to that?

0:18:48.10 --> 0:19:0.170

Leanne Caron

I believe Rodrigo uh, that staff have said that they would not be it. It would definitely not be part of their strategic plan to acquire the property because.

0:19:1.500 --> 0:19:26.190

Leanne Caron

There's no need for Parkland. There's there's adjacent Parkland at Goldie Mill, across the across the river. Herb Markle Park that the the city only gets into property acquisition if there's a strategic reason for them to do so. And that would be the acquisition of Deficiencie, a deficiency of Parkland in the neighborhood. And this neighborhood wouldn't qualify for that.

0:19:31.580 --> 0:19:32.10

Sue (Guest)

Thanks.

0:19:30.410 --> 0:19:35.10

Rodrigo Goller

Now I see sue your hand is still up. If you wanted to to continue.

0:19:37.990 --> 0:19:39.930

Sue (Guest)

No, I just forgot to lower it.

0:19:38.50 --> 0:19:44.80

Rodrigo Goller

Ohh, your hands down. OK. OK. Well, I see. Brian. You're your hand is up. If you wanted to go ahead.

0:19:45.40 --> 0:19:46.510

P. Brian Skerrett (Guest)

Thanks, Rodrigo, can you hear me OK?

0:19:46.800 --> 0:19:47.830

Rodrigo Goller

We can hear you great.

0:19:48.130 --> 0:19:58.670

P. Brian Skerrett (Guest)

Correct. I guess I've got one question and one comment observation maybe two. My first question is you were talking about the cost of remediation.

0:19:59.650 --> 0:20:3.600

P. Brian Skerrett (Guest)

Has not actually been published. Do we know what that cost is estimated to be?

0:20:26.990 --> 0:20:27.410

P. Brian Skerrett (Guest)

Of course.

0:20:5.90 --> 0:20:33.900

Rodrigo Goller

It has not. It has not, and and that is that is one of the the challenges here because it is an active industrial site, they would actually have to start the process of of, of, of removing some of that site is what I understand from our engineering team and they would have to go in there and do an assessment. That is not something that the owner has done. And as it is private land, the city does not have the ability to.

0:20:34.40 --> 0:20:36.310

Rodrigo Goller

To go in there and do that work at this point.

0:20:37.190 --> 0:20:37.410

P. Brian Skerrett (Guest)

Right.

0:20:37.950 --> 0:21:7.640

P. Brian Skerrett (Guest)

So I think there's a bit of a I've got a concern when we say that the cost of the clean up is part of the rationale it to make it high density when we don't know what's cost of the cleanup is and we don't know

what the cost of the clean up is versus what the costs the city is going to bear. Anyway, if the site is developed because we know that there are tax burdens to the taxpayers that that are not born by the developer. So I would really like to see a A.

0:21:15.760 --> 0:21:16.440

Rodrigo Goller

Yeah.

0:21:7.740 --> 0:21:16.830

P. Brian Skerrett (Guest)

An apples to apples comparison and and see those numbers before. We just start saying Ohh it's gonna be too expensive. So we're going down this path I think.

0:21:17.350 --> 0:21:43.270

Rodrigo Goller

That's that's an excellent point. And then this weekend, I I did run into into one of our our neighbors on Arthur St. He's a professor of chemistry at the university. He said that the pending on the type of chemicals that were causing the contamination, you could very well just scroll vegetation. And I think that that is part of the approach that 200 Beverly you grow vegetation, you let it grow out, you let it decontaminate over a long period of time.

0:21:44.350 --> 0:21:48.700

Rodrigo Goller

Unless you get into very heavy metals and then you're looking at a very expensive process.

0:22:5.210 --> 0:22:5.750

P. Brian Skerrett (Guest)

Yeah.

0:21:49.820 --> 0:22:18.210

Rodrigo Goller

No, because of the historic use of this as of facility to to produce metal metal components, it is likely the the ladder and that is what staff are basing their their guests on. But you're right, we do not have an idea. So then you know we we we we could be facing the question of do we seek to acquire this with an unknown cost to the city and an unknown time or as Dan mentioned.

0:22:18.790 --> 0:22:22.460

Rodrigo Goller

No, because we do want to create more.

0:22:23.910 --> 0:22:41.220

Rodrigo Goller

Housing in the city and we do want this to be developed on order as quickly as possible rather than having it sit in bacon, there is the the high density proposal that they're putting forward. But I agree with you Brian, and I just don't know how we go about finding out those costs when.

0:22:51.890 --> 0:22:52.310

P. Brian Skerrett (Guest)

Right.

0:22:41.940 --> 0:22:53.300

Rodrigo Goller

There is a private owner that that owns the sites and I imagine that it's not in their best interest to find out just how much it would cost for the next owner to to clean up the land.

0:22:53.660 --> 0:22:57.950

P. Brian Skerrett (Guest)

I appreciate that, although I still think that we can't make, we're we're basing.

0:22:59.170 --> 0:23:0.460

P. Brian Skerrett (Guest)

Decisions on.

0:23:5.810 --> 0:23:6.100

Rodrigo Goller

Yes.

0:23:1.830 --> 0:23:16.60

P. Brian Skerrett (Guest)

Wind guesses, and I think that that's a bit of a that's a danger. The other concern I have my my comment and goes to, I think Dan was talking about, perhaps we receive about the the OP and the maximum heights.

0:23:20.930 --> 0:23:21.190

Rodrigo Goller

Yes.

0:23:17.490 --> 0:23:25.580

P. Brian Skerrett (Guest)

They were used, there was I think 3 to 10 stories in different places. And one of my concerns is that's ten stories according to our OP. That's not 10 stories.

0:23:26.870 --> 0:23:41.620

P. Brian Skerrett (Guest)

After an appeal by the developer or potential developer to say, Hey, 10 stories isn't enough, we we're going to take this to the Olt and they want more potentially and I think you know if we if this is opened up to high density.

0:23:43.180 --> 0:23:48.540

P. Brian Skerrett (Guest)

There's a very likely, very good chance that a developer will commit, and one more than 10 stories.

0:23:49.400 --> 0:23:54.350

P. Brian Skerrett (Guest)

And and the city would probably lose if that were the case.

0:23:57.100 --> 0:24:14.130

P. Brian Skerrett (Guest)

And then the last comment I have again of course is something somebody said that staff said that this is being developed to meet our growth expectations and I don't think that's true at all because our growth expectations are being fulfilled by Tara Maltby. We've got other land that's being developed that we didn't expect.

0:24:14.290 --> 0:24:26.480

P. Brian Skerrett (Guest)

You know on Victoria Rd by the OR the quarry. The on on the West side of town that's been taken over from West Lunch Township or Guelph Township Road.

0:24:27.920 --> 0:24:35.530

P. Brian Skerrett (Guest)

I don't think that the that this part plot of land is contributing particularly to our to our growth strategy.

0:24:48.520 --> 0:24:49.130

P. Brian Skerrett (Guest)

Correct.

0:24:36.640 --> 0:25:5.110

Rodrigo Goller

You know, just on on that point, Brian. So, so we're all clear the the expectation from the province to the city is that 50% of our growth happened in our already developed area. Clear Maltby is supposed to bring in around 12 to 15,000 people to the city in terms of how many folks will accommodate. And that's a significantly larger parcel than the innovation district or that the the dolim space.

0:25:21.580 --> 0:25:22.0

P. Brian Skerrett (Guest)

Right.

0:25:29.850 --> 0:25:30.310

P. Brian Skerrett (Guest)

Yeah.

0:25:6.250 --> 0:25:32.380

Rodrigo Goller

But of the 28,000 people that were supposed to bring to the city, you know, if we have about, you know, 1516 happening on those green fields, the rest is supposed to happen in the already built up area and that that does require intensification along Gordon and you know that's where we're allowing for additional dwelling units. So. So we do have to consider that but.

0:25:33.80 --> 0:25:34.900

Rodrigo Goller

By you know, you make a good point about.

0:25:35.660 --> 0:25:38.20

Rodrigo Goller

What could be appealed and what could be added on?

0:25:39.200 --> 0:25:54.730

Rodrigo Goller

Now for for reference. I have not seen a an appeal be successful that does not fit within what is happening in the rest of the city. You know, when we when we deny the application.

0:25:53.930 --> 0:25:56.820

P. Brian Skerrett (Guest)

But we we we just had that happen with Skype, with skydive.

0:25:58.990 --> 0:25:59.200

Rodrigo Goller

It.

0:25:58.580 --> 0:25:59.890

P. Brian Skerrett (Guest)

With the building downtown.

0:26:1.780 --> 0:26:4.730

Rodrigo Goller

Well, the the sorry, what?

0:26:3.880 --> 0:26:10.130

P. Brian Skerrett (Guest)

That that was owned for eight stories and they wanted 25 and they got. I can't remember what the final number is 16.

0:26:10.900 --> 0:26:11.350

Rodrigo Goller

Right.

0:26:10.900 --> 0:26:21.990

P. Brian Skerrett (Guest)

Across from the Armory, I mean, I think that that's a that's a been a litmus test for what the Lt will permit and what developers are going to be asking for in the future.

0:26:22.260 --> 0:26:25.90

Rodrigo Goller

Yeah. No, that's that's that's an excellent point, Brian, absolutely.

0:26:25.680 --> 0:26:26.430

P. Brian Skerrett (Guest)

So thanks.

0:26:25.580 --> 0:26:32.410

Leanne Caron

In the in the new official plan, UM, the high density definition.

0:26:33.130 --> 0:27:2.840

Leanne Caron

Umm for properties that fall into the downtown secondary plan has been increased from 11:50 or 12 to 14 or 18 to 16 to 18. So an additional two stories have been added to all properties within the downtown secondary plan. Now this property is not within the downtown secondary plan, but if we're talking about a JSON see and we're talking about precedents and we're talking about a.

0:27:3.310 --> 0:27:10.430

Leanne Caron

A land tribunal appeal, it could be argued that it is on the fringe of the downtown.

0:27:11.100 --> 0:27:15.450

Leanne Caron

And therefore should be subject to similar planning policies. So that's a risk.

0:27:15.860 --> 0:27:16.240

P. Brian Skerrett (Guest)

Yeah.

0:27:15.770 --> 0:27:16.260

Rodrigo Goller

Yeah.

0:27:17.200 --> 0:27:17.590

P. Brian Skerrett (Guest)

Thank you.

0:27:17.80 --> 0:27:22.370

Rodrigo Goller

Yeah, I'll. I'll go to to Michael and then to Morgan. Please go. Go ahead, Michael.

0:27:23.900 --> 0:27:53.470

Michael Kennedy

Uh, thanks Rodrigo. Thanks for organizing this. I have to have two questions. The first was and I apologize, I joined late, so if this was already addressed, I'm sorry. But why was there not more notice given to the neighbors about the rezoning because it seems to me like when property owners have to even have trivial changes to their property, they have to post a sign in front of their house.

0:27:57.460 --> 0:27:57.940

Rodrigo Goller

Yeah.

0:27:53.860 --> 0:28:20.540

Michael Kennedy

But there was nothing like that that I'm aware of for this. And then the the 2nd and I think that's what

caused a lot of angst in the Community. The second question I have is what streets on Dufferin and side streets off of Dufferin would become through fares due to this new development like, well, Earl Nita, traffic or traffic light? And will there be extra appropriation of the boulevards and things like that?

0:28:21.710 --> 0:28:26.190

Rodrigo Goller

That's that's an excellent question. So let's let's go to to the first question.

0:28:27.330 --> 0:28:28.920

Rodrigo Goller

In terms of the process.

0:28:30.60 --> 0:28:39.150

Rodrigo Goller

The the high density residential designation was, you know, this is according to the staff report for the for Monday's meeting.

0:28:41.380 --> 0:29:11.230

Rodrigo Goller

That they say that Council approved in the SIGNATION along with designation changes for all of their properties at intensified in the Council approved growth management strategy through OPA 48, which was adopted by City Council in 2012. So that's that's when it goes back to and they said that the property itself was reviewed and considered through the 2006 Growth Plan, conformity work and it was at that time that they identified.

0:29:11.520 --> 0:29:23.370

Rodrigo Goller

That it should be a a high density site so so the the conversations and the decisions for this happened between 2005 and and and 2012 now.

0:29:24.370 --> 0:29:54.200

Rodrigo Goller

Interesting. I you know we we spoke to some other Council members and maybe I'll I'll let you speak Leanne, but I I'm not aware if at that time there was any any wider community engagement to the specific neighborhoods. I believe that it was in general to the city as a whole this is what we're thinking this we're doing but I have not heard back from staff that there was any specific communication to the neighbors Leanne is that.

0:29:54.380 --> 0:29:56.470

Rodrigo Goller

The same sense that you got from from staff.

0:29:56.990 --> 0:30:5.960

Leanne Caron

So that's the when when we do an official plan amendment, it's a citywide process. So there is no.

0:30:6.30 --> 0:30:9.400

Leanne Caron

Uh. Notification to neighbors.

0:30:10.100 --> 0:30:26.220

Leanne Caron

Uh, specific to certain properties. It's a citywide notification that we're entering into an official plan amendment process and everyone is invited to participate citywide on on the citywide plan.

0:30:27.660 --> 0:30:37.740

Leanne Caron

I think the reason why this raised my alarm is I I I wasn't nobody was on council in 2006 that I'm aware of. Perhaps councillor Billings and and downer.

0:30:38.960 --> 0:30:57.350

Leanne Caron

But those who are the 2006 growth management study that led to this being added to the official plan in 2012 was a document that sat dormant for six years.

0:30:58.10 --> 0:31:8.90

Leanne Caron

Uh, until the official plan was updated in 2012 and I have looked through the 2012 official plan amendment.

0:31:8.770 --> 0:31:22.480

Leanne Caron

And there's no narrative to the change. The only narrative to the change is that the growth management plan was used to amend Schedule 2, which is a map.

0:31:23.790 --> 0:31:42.800

Leanne Caron

And the map changed the color of this property. So you saw the map, the section of the map that I posted earlier. That's just one small section of a city wide map. And so this map changed color.

0:31:43.720 --> 0:31:48.780

Leanne Caron

As a schedule to a 250 page document.

0:31:49.620 --> 0:32:1.300

Leanne Caron

And unless a member of Council goes to the old official plan and puts it side by side to this new official plan.

0:32:2.10 --> 0:32:12.140

Leanne Caron

And makes a note of where something has changed color. There would have been no other way to identify that this property had changed. Use.

0:32:13.210 --> 0:32:45.480

Leanne Caron

And I suppose you could say, you know what, I was on council in 2012. I should have put the two maps side by side and looked at all the color changes. But when an official plan amendment comes to council, we generally get a document that outlines the changes, specific changes so that we can compare the old version to the new version. I can find no narrative within the official plan documents that we received in 2012 that that specifically identifies this property.

0:32:45.930 --> 0:32:55.180

Leanne Caron

And in answer to your question, whether neighbors were informed, no neighbors were never informed that this land use had changed.

0:32:57.220 --> 0:33:25.970

Leanne Caron

Members of the community got the official plan invitation to participate in the process, but nothing specific to this property. Sorry for the long winded answer, but it is rather complex how this changed. Normally when a land use changes there is a planning process. There is a public meeting, there is notification within 120 meters of everyone who borders the property.

0:33:26.690 --> 0:33:50.80

Leanne Caron

Then there's a second meeting under the Planning Act to to hear delegations, and it's a very, very prescribed process. When you change a land use zone during an official plan amendment you there just isn't that robust public process it almost slips in in a map. And if you don't notice the color change.

0:33:52.370 --> 0:33:56.860

Leanne Caron

You're you're stuck. You. There's there's. There's no other way for the public to be involved.

0:33:58.430 --> 0:34:2.660

James Gordon

Yeah, in another comment for Michael's question, James here.

0:34:4.120 --> 0:34:8.590

James Gordon

It was mentioned maybe before you got on the line there has been an assumption that that.

0:34:9.480 --> 0:34:16.210

James Gordon

Zoning change is a recent thing, and what we've heard from Lion and Rodrigo, that that's simply not true. It's 10 years.

0:34:17.80 --> 0:34:28.790

James Gordon

10 years old. It's the real estate listing that led people to think that there was something new happening, but in fact that that's not the case, however.

0:34:30.100 --> 0:34:32.810

James Gordon

I am seeing a lot of great comments and hearing that.

0:34:33.630 --> 0:34:35.390

James Gordon

But whatever comes forward.

0:34:36.320 --> 0:34:47.680

James Gordon

Despite the lack of public engagement 10 years ago, you can be assured that if there is a potential buyer for the property, there will be an extensive.

0:34:48.320 --> 0:35:2.620

James Gordon

Community engagement process and which usually this is the catch 22 of being on council these days, usually results in Council amending what the developer wishes to do, but the.

0:35:4.170 --> 0:35:15.450

James Gordon

The the gun. That's two our heads is that if the the developer doesn't like what we've suggested, they'll take it to the tribunal. So it's a bit of a catch 22 that way.

0:35:19.900 --> 0:35:35.440

Rodrigo Goller

And and to to your other question about a vehicle and traffic flow, we do not have any any of that information at this point at this point. We're only dealing with the.

0:35:36.560 --> 0:36:6.430

Rodrigo Goller

With the with the zoning designation and and those plans would have to be made closer to when someone actually purchases the land and makes makes plans to to build on it. For example, we had an application over at 78 East View where we're part of their consideration. They wanted to put in townhouses and then they they said we're actually gonna put some townhouses. I get an apartment and that's coming back next week.

0:36:6.530 --> 0:36:25.560

Rodrigo Goller

To where the staff recommendation to not approve that application. So it's that the second application that staff has turned down in the last couple of months because it doesn't meet the needs of the of the neighborhood on one of the challenges for for 78 is view was the traffic flow in and out of that site.

0:36:27.0 --> 0:36:32.270

Rodrigo Goller

Uh, so. But not not, not not a great answer, but it's it's something they would define later.

0:36:33.760 --> 0:36:41.170

Rodrigo Goller

I'll I'll go to to Morgan. Uh. You you've had your hand up and then we have some more. Some more comments in the chat. Go ahead Morgan.

0:36:43.100 --> 0:36:54.230

Morgan Dandie

Thanks Rodrigo. What I'm about to say is probably not gonna be too terribly popular amongst the neighborhood I grew up in Burlington.

0:36:55.960 --> 0:37:0.830

Morgan Dandie

I asked how many acres This site is because.

0:37:1.530 --> 0:37:8.310

Morgan Dandie

Until I started thinking about this site, I didn't realize that I grew up in a high density area in Burlington.

0:37:10.920 --> 0:37:18.540

Morgan Dandie

I lived in a townhouse complex that had 93 units on five acres. It was surrounded by three apartment buildings.

0:37:19.400 --> 0:37:29.480

Morgan Dandie

That were all at least 12 stories high. I believe. Two were twelve stories and one was 16 stories in between the.

0:37:30.150 --> 0:37:36.800

Morgan Dandie

To apartment buildings across the street from the Townhouse complex was a.

0:37:37.680 --> 0:37:51.630

Morgan Dandie

And the mentality building, which housed in indoor pool, a Barber barbershop and a variety store. There were also tennis courts. It was covered in trees in between the two.

0:37:52.370 --> 0:38:6.260

Morgan Dandie

And directly behind my house was the parking lot to the third apartment building. There was a Creek close by. So basically what I'm saying is I lived in a very similar type.

0:38:7.50 --> 0:38:15.220

Morgan Dandie

Of area to what the ARM TEC property is including, it was on a waterway.

0:38:17.110 --> 0:38:26.380

Morgan Dandie

And as a child, I did not realize I lived in high density. I did not even realize it was high density until I started looking at this armtec question.

0:38:28.200 --> 0:38:28.930

Morgan Dandie

So.

0:38:30.550 --> 0:38:31.920

Leanne Caron

Wasn't people.

0:38:30.250 --> 0:38:37.670

Morgan Dandie

While I agree that it may not be the best thing for this exact site.

0:38:38.480 --> 0:38:45.120

Morgan Dandie

Maybe we're jumping the gun in saying it's not appropriate for high density.

0:38:46.730 --> 0:38:54.920

Morgan Dandie

There may be a case for a couple of buildings in some townhouses or some stacked townhouses. Until we really see.

0:38:56.480 --> 0:38:59.640

Morgan Dandie

How it's configured and decisions can be made?

0:39:2.310 --> 0:39:5.630

Morgan Dandie

Maybe high density is a good idea for this area.

0:39:6.320 --> 0:39:9.880

Morgan Dandie

And based on how I grew up.

0:39:10.860 --> 0:39:14.480

Morgan Dandie

In a high density area, not realizing it.

0:39:15.470 --> 0:39:19.640

Morgan Dandie

Maybe it's not going to be as bad as we're anticipating. If it's well designed.

0:39:20.520 --> 0:39:22.720

Morgan Dandie

For the function and the location.

0:39:27.380 --> 0:39:35.570

Rodrigo Goller

OK. Thank you. Thank you for those comments. Morgan. I I, I appreciate that speaking with from from your, your your experience of of.

0:39:37.190 --> 0:39:37.670

Rodrigo Goller

Now.

0:39:38.400 --> 0:39:43.840

Rodrigo Goller

I am. I'm going to go to a couple of questions that were posed by Doug Stevens.

0:39:45.240 --> 0:39:47.450

Rodrigo Goller

The first one, he says.

0:39:49.770 --> 0:40:0.460

Rodrigo Goller

That he he run into someone that does environmental assessments this afternoon, he asked about the contaminated West side of the river behind Armtec and it his question to her was how.

0:40:1.380 --> 0:40:2.550

Rodrigo Goller

Could any?

0:40:3.900 --> 0:40:14.810

Rodrigo Goller

EA so I'm saying environmental assessment. Uh, approve this, she laughed and said that it was naive that he was being naive. Municipalities will find someone to approve. Is that correct?

0:40:15.990 --> 0:40:16.480

Rodrigo Goller

So.

0:40:17.730 --> 0:40:48.260

Rodrigo Goller

Your question, Doug, is it will, will, will we pay someone to to give us the answers that we want to to that that's that that's a no. When the city engagements engages in environmental assessments studies to on on, on any on any land they are required to to explore all options and based on the question that is the problem statement for that environmental assessment.

0:40:48.430 --> 0:41:0.300

Rodrigo Goller

And the technical studies that are done, they will provide a a scoring matrix that will support one, one of the one of the outcomes in this case because it is.

0:41:1.610 --> 0:41:14.980

Rodrigo Goller

So close to to the river, I imagine that any development would require an environmental assessment and that would be dictating the the the the care that has to be provided for the the adjacent.

0:41:15.800 --> 0:41:17.610

Rodrigo Goller

Our sensitive river lands.

0:41:19.980 --> 0:41:28.210

Rodrigo Goller

No. If if don't you come back you you can clarify. If you had farther to that, your other question was with the potential for this.

0:41:29.350 --> 0:41:50.870

Rodrigo Goller

More residences than initially proposed. Can the city guarantee that the Emma to Earl Bridge will be pedestrian only? So on that. Yes, the the environmental assessment for the bridge has been done for a pedestrian and bicycle bridge, and the plans and the budget all are only for.

0:41:51.450 --> 0:41:52.400

Rodrigo Goller

For uh.

0:41:53.260 --> 0:42:1.350

Rodrigo Goller

A pedestrian bridge, so whether this site ends up being high density, medium density, low density, whatever, or it remains as industrial.

0:42:2.640 --> 0:42:13.390

Rodrigo Goller

The the immaterial bridge would only be a pedestrian and bicycling bridge. It could not, could never be a car supporting bridge.

0:42:15.390 --> 0:42:19.110

Rodrigo Goller

I see. I see that sues you. Your hand is up. Please go ahead.

0:42:31.660 --> 0:42:34.470

Rodrigo Goller

And so we we cannot hear you.

0:42:35.940 --> 0:42:37.540

Rodrigo Goller

But I'll well.

0:42:36.680 --> 0:42:41.260

Sue (Guest)

Ohh I just have two more technical questions for high density it's 150.

0:42:44.330 --> 0:42:44.700

Rodrigo Goller

Go.

0:42:45.580 --> 0:42:47.940

Rodrigo Goller

Got got, go ahead. Keep on. Keep on going to war.

0:42:54.360 --> 0:42:55.720

Rodrigo Goller

Sue you, you were saying?

0:42:59.750 --> 0:43:2.680

Sue (Guest)

Ohh can can you hear me now?

0:43:2.850 --> 0:43:4.230

Rodrigo Goller

Yes, yes, go ahead.

0:43:4.660 --> 0:43:4.980

Sue (Guest)

Uh.

0:43:11.400 --> 0:43:13.160

Rodrigo Goller

Yes, I we can. We can hear you now.

0:43:8.30 --> 0:43:14.440

Sue (Guest)

I know you said that you can't hear me. I my my mic is turned on.

0:43:14.800 --> 0:43:15.780

Rodrigo Goller

Yes, we can hear you.

0:43:21.370 --> 0:43:23.100

Sue (Guest)

OK, I 2.

0:43:25.0 --> 0:43:36.560

Sue (Guest)

The pool just questions that I'm not sure about. You said high density was the 150 unit per hectare. OK, 100.

0:43:38.800 --> 0:43:39.670

Sue (Guest)

See you.

0:43:52.960 --> 0:43:53.420

Rodrigo Goller

You know.

0:43:53.610 --> 0:43:53.800

Sue (Guest)

Sure.

0:43:55.840 --> 0:43:57.550

Sue (Guest)

See here.

0:44:1.270 --> 0:44:5.250

Rodrigo Goller

OK, OK, I I, I lost that. I I I heard the beginning of the question.

0:44:6.370 --> 0:44:29.540

Rodrigo Goller

With with high densities, 150 units per hectare, minimum of three stories, maximum of 10 stories under does have to be a 45 degree angular plane from the from the from the road. So that is that is the set back. But if you could restate your your question again, sorry, you could cut out for, for for a bit there.

0:44:41.830 --> 0:44:48.610

James Gordon

So you're really hardly there and then you're there. So I wonder if you could put your questions into the chat for us, so we can.

0:44:49.360 --> 0:44:53.70

James Gordon

Really assess what you're trying to say because we're we've lost most of it.

0:44:53.920 --> 0:44:55.610

Sue (Guest)

I didn't into the chat so.

0:45:0.230 --> 0:45:2.410

Rodrigo Goller

Yeah. OK. So are you able?

0:45:1.940 --> 0:45:3.0

Sue (Guest)

I I believe did that.

0:45:4.490 --> 0:45:4.820

Sue (Guest)

I.

0:45:5.710 --> 0:45:6.640

Sue (Guest)

And to the chat.

0:45:7.190 --> 0:45:9.650

Rodrigo Goller

OK, OK. I'm going to the chat here.

0:45:23.490 --> 0:45:24.480

Rodrigo Goller

OK so.

0:45:25.790 --> 0:45:39.280

Rodrigo Goller

I I'm going to to look, to get to, to look in the chat for sues, sues questions while while she puts that up, I'll ask Marty to please go ahead and.

0:45:40.130 --> 0:45:41.910

Rodrigo Goller

And share your comments and questions.

0:45:42.450 --> 0:45:43.730

Martin Collier - Residents for a Safe Speedvale (Guest)

Can you hear me OK?

0:45:44.130 --> 0:45:45.260

Rodrigo Goller

We can hear you great.

0:45:45.790 --> 0:46:9.580

Martin Collier - Residents for a Safe Speedvale (Guest)

OK. Umm, just, uh, a couple of things. Thank you for putting this on. First of all and I wanna ask any questions about the Emerald Bridge. You'll be glad to know the I just wanting the apartments on the east side of the river that are right sort of at the end of Emma just West of Marlborough Rd. What what's how many stories are those and how many people live in that?

0:46:12.930 --> 0:46:13.400

Rodrigo Goller

That's.

0:46:12.810 --> 0:46:17.550

Martin Collier - Residents for a Safe Speedvale (Guest)

Because that's the that's the closest. I mean, whatever they, I mean.

0:46:18.240 --> 0:46:38.410

Martin Collier - Residents for a Safe Speedvale (Guest)

You've made a great point about, you know, the renderings and that they're off, you know, the real estate renderings that are off and everything. But I'm just wondering that would be the closest thing to this location at armtec that we could compare to. And so I was just wondering, do you know what the I should know? Because I've walked by so many times, but.

0:46:40.790 --> 0:46:41.150

Martin Collier - Residents for a Safe Speedvale (Guest)

There's.

0:46:40.710 --> 0:46:41.280

Rodrigo Goller

That's.

0:46:41.990 --> 0:46:48.650

Rodrigo Goller

That said, I I do not know I Leanne or James. Are you familiar with the with the size of those?

0:46:59.330 --> 0:46:59.730

Martin Collier - Residents for a Safe Speedvale (Guest)

Yeah.

0:47:3.240 --> 0:47:3.520

Martin Collier - Residents for a Safe Speedvale (Guest)

Yeah.

0:46:50.40 --> 0:47:4.20

James Gordon

I know the apartments in Marty. I've been by there last two. I'm guessing that they're not taller than eight stories, but I can't be sure. And they're they are grandfathered in, though I think they were there.

0:47:4.810 --> 0:47:9.120

James Gordon

Before those height restrictions were took place.

0:47:9.890 --> 0:47:36.990

Martin Collier - Residents for a Safe Speedvale (Guest)

Yeah, I guess just being a transportation planner, I'm always just interested in sort of the space, like almost everybody in that building. It looks like when I walked through the parking lot, is just packed with cars. It's not the biggest parking lot I've ever seen or anything, but it's always packed with the with cars there. And so I guess I was wondering how staff talked and this may be kind of goes to Michael's question as as staff.

0:47:37.840 --> 0:47:52.30

Martin Collier - Residents for a Safe Speedvale (Guest)

Looked at sort of how much of that space on the armtec site will be surface parking, or will it be below grade parking or will it be like a Wilson parking garage? Is there? Has there been that kind of detail looked at?

0:47:52.680 --> 0:47:52.970

Rodrigo Goller

Well.

0:47:52.720 --> 0:47:55.420

Martin Collier - Residents for a Safe Speedvle (Guest)  
Because I'm just wondering how how many people?

0:48:2.880 --> 0:48:3.200

Rodrigo Goller  
Yeah.

0:47:56.860 --> 0:48:8.380

Martin Collier - Residents for a Safe Speedvle (Guest)  
You know who else the car, defendant place and people are. Even if that bridge goes in the Emma to Earl, you're still gonna people wanting to get out by car and having a car there on location.

0:48:9.110 --> 0:48:29.490

Rodrigo Goller  
Yeah. So that's that's an excellent question, Marty. So first, there has been no application to the city. So at this point, the city staff have identified the store in the situation, but there has been no applications. So there's no consideration of parking spaces above surface below surface, any of that.

0:48:30.670 --> 0:48:31.290

Rodrigo Goller  
Even the.

0:48:30.640 --> 0:48:46.420

Martin Collier - Residents for a Safe Speedvle (Guest)  
Just wondering if it's an average, is there an average for that? Then maybe there's another location in the city that has this kinds of densities, you know, whatever you said 150 per hectare, like how what, what does that translate into a parking when the city?

0:48:48.400 --> 0:48:53.230

Martin Collier - Residents for a Safe Speedvle (Guest)  
You know, has there has their formulas for putting maximums or minimums, whatever it is.

0:48:52.910 --> 0:49:5.360

Rodrigo Goller  
Yeah. Yeah. So that that would would be at at present with a new son in bylaw that is being moved forward. We would be looking at one parking space per unit.

0:49:5.950 --> 0:49:6.470

Martin Collier - Residents for a Safe Speedvle (Guest)  
OK.

0:49:7.390 --> 0:49:7.780

Martin Collier - Residents for a Safe Speedvle (Guest)  
OK.

0:49:6.650 --> 0:49:15.390

Rodrigo Goller

Yeah. So that that would be the, the, the, the, the, the, the maximum amount for a site like this according to what is being recommended.

0:49:15.980 --> 0:49:46.670

Martin Collier - Residents for a Safe Speedvale (Guest)

I was just looking and this goes back 20 years ago in Freiburg, Germany, they had a similar, you know, Brownfield site and they made the site it had, you know there was railway near it and we have the Junction Railway right there and they actually created a car free neighborhood in this in this. So I was thinking it would be very cool to make this Guelph car free neighborhood and then you don't have to worry so much about. Obviously, you'd have some parking, maybe for handicapped or.

0:49:50.750 --> 0:49:51.760

James Gordon

I like that, Marty.

0:49:47.70 --> 0:49:52.640

Martin Collier - Residents for a Safe Speedvale (Guest)

That kind of thing, and obviously lots of bike parking, but you'd actually then then you.

0:49:53.640 --> 0:49:54.270

Martin Collier - Residents for a Safe Speedvale (Guest)

I'm glad.

0:49:56.400 --> 0:50:2.950

Martin Collier - Residents for a Safe Speedvale (Guest)

Umm the. So anyways I can send whoever. I'm not sure who the staff persons in charge of this one.

0:50:3.630 --> 0:50:5.980

Martin Collier - Residents for a Safe Speedvale (Guest)

But I have talked to Patrick.

0:50:8.980 --> 0:50:9.340

Rodrigo Goller

Yes.

0:50:7.360 --> 0:50:37.190

Martin Collier - Residents for a Safe Speedvale (Guest)

Is it she? He not sure, but but he said there was somebody else who's looking after this and I can't remember who that was. I'd have to go back and my phone. So that was an idea. And I guess the last question is just because it is beside the river, and I think the river and this whole location is in demand, I find it very hard to believe that no matter, I mean, obviously low density wouldn't turn a profit. And I think medium or the high dent, you know, would easily cover the.

0:50:37.430 --> 0:50:46.690

Martin Collier - Residents for a Safe Speedvale (Guest)

4,000,000 If it is 4,000,000. In the brownfield rehabilitation costs, if it does come in there, even if it's more the demand to be.

0:50:59.280 --> 0:50:59.550

Rodrigo Goller

Mm-hmm.

0:50:47.570 --> 0:51:9.30

Martin Collier - Residents for a Safe Speedvale (Guest)

Right there. And you know a kilometer north of downtown. And I mean Rodrigo, you know, you're even closer to downtown, but I just don't see, I guess my biggest issue is and you know, I do live on Earl, but it's Earl is the way that the trucks come in the armtec plant right now. And the reason is it's the most direct, most sort of flat.

0:51:13.230 --> 0:51:13.430

Rodrigo Goller

Yeah.

0:51:9.670 --> 0:51:26.580

Martin Collier - Residents for a Safe Speedvale (Guest)

Whereas if you go and George Street like, they can't couldn't even get down there. I think they've tried, but there's too many turns and I guess they have to go down to Powell and there's the hills up and down each way, you know, coming off of Woolwich. And so, you know, that's where that, you know, Michael asked a great question about.

0:51:27.390 --> 0:51:30.90

Martin Collier - Residents for a Safe Speedvale (Guest)

Somebody told me that Clarence might be a new.

0:51:31.250 --> 0:51:41.760

Martin Collier - Residents for a Safe Speedvale (Guest)

New way in, but you know that's obviously not. That's blocked off right now. So and I I didn't, I don't see how that could happen, but that is a possibility. Anythings possible if you have the money.

0:51:42.870 --> 0:51:43.760

Rodrigo Goller

Yeah, yeah.

0:51:42.350 --> 0:51:52.870

James Gordon

Yeah, but Marty, I I could comment on that, if it's OK, Rodrigo, I think it's a very good point. I, everyone knows I hate talking about parking, but it's it's relevant here.

0:51:54.50 --> 0:52:1.590

James Gordon

If and traffic flow if and when a development proposal comes along.

0:52:2.270 --> 0:52:34.100

James Gordon

That is always a really good argument for Council reducing the density and the scale of it. If the infrastructure can't support it, that's in the neighborhood. So I think that that's a really strong case to

make it probably a case that would be made years from now, not not now because again, we're we're talking about this next week's meeting is strictly about a zoning designation. It has nothing to do with a proposal from a developer.

0:52:34.220 --> 0:52:36.830

James Gordon

Or the the eventual use of the place.

0:52:38.420 --> 0:52:39.110

Martin Collier - Residents for a Safe Speedvale (Guest)

Is is.

0:52:38.590 --> 0:52:49.460

Leanne Caron

Marty, you asked about the, uh, the zoning and the height of the properties on M St they're zoned medium density residential and they're five stories high.

0:52:49.840 --> 0:52:50.820

Martin Collier - Residents for a Safe Speedvale (Guest)

Yeah, they're only 5.

0:52:52.540 --> 0:52:52.810

Rodrigo Goller

No.

0:52:52.790 --> 0:52:53.20

Leanne Caron

No.

0:52:53.570 --> 0:53:3.480

Martin Collier - Residents for a Safe Speedvale (Guest)

So I guess my last question is, I've has staff talked to like junction right, I mean Junction Rd is owned by the city. I was just wondering whether do they?

0:53:4.310 --> 0:53:34.420

Martin Collier - Residents for a Safe Speedvale (Guest)

Have any interest in sort of what's going on and could that become a rail corridor for commuting? I know in the North End it's obviously industrial, but there are people who work up there and I don't know exactly where it goes. You know, once you get north of the Speedvale and Woodlawn. But I was just wondering if that if that's a another possibility to deal with the traffic that if it is high density especially and if you're going to have one car spot per person and.

0:53:34.510 --> 0:53:36.150

Martin Collier - Residents for a Safe Speedvale (Guest)

Yeah, I bet dog want more than that.

0:53:37.640 --> 0:53:41.730

Martin Collier - Residents for a Safe Speedvale (Guest)

Is that? Is that something that could be looked at as well? Just looking at all modes?

0:53:42.400 --> 0:54:0.550

Rodrigo Goller

Yeah, but that's that's an excellent question, Marty. And and I will I will ask this question about the the real Carter being used for commuters and actually in terms of parking, surprisingly the last few applications that we have received for the developers are always asking for less parking than we allow.

0:54:0.630 --> 0:54:1.400

Martin Collier - Residents for a Safe Speedvale (Guest)

OK, that's good.

0:54:1.810 --> 0:54:10.530

Rodrigo Goller

Yeah, I think I think there seemed to shift that more people are willing to buy apartments and without car parking attached to it.

0:54:11.200 --> 0:54:11.430

Martin Collier - Residents for a Safe Speedvale (Guest)

Yeah.

0:54:12.110 --> 0:54:15.410

Rodrigo Goller

So that that, that that is a trend that I've noticed in the last two years.

0:54:15.810 --> 0:54:21.950

Martin Collier - Residents for a Safe Speedvale (Guest)

It costs a lot to build, especially is it bedrock in that area underneath, you know.

0:54:22.670 --> 0:54:26.680

Martin Collier - Residents for a Safe Speedvale (Guest)

That that the ARMTEC flat because that's incredibly difficult to go down.

0:54:27.640 --> 0:54:27.920

Martin Collier - Residents for a Safe Speedvale (Guest)

Yeah.

0:54:31.120 --> 0:54:31.330

Martin Collier - Residents for a Safe Speedvale (Guest)

Yeah.

0:54:27.250 --> 0:54:56.0

Rodrigo Goller

And and there is next to next to the the river. And I know in in those cases for for reference the when they explore doing as part of the Baker Street development doing a a second underground level they figure that the parking spots would be \$70,000 each if they were to go 2 levels underground. So I think because this is a next to the river, it would also have significant costs for substantial underground parking.

0:55:10.190 --> 0:55:10.450

Rodrigo Goller

Umm.

0:54:56.660 --> 0:55:15.820

Martin Collier - Residents for a Safe Speedvale (Guest)

OK. Which drives up the price again, but I'm hoping hoping we would just put a maximum on there, but or go to, I'll, I'll send you this. It's called bobbin and Friberg, it's that's the name of the neighborhood, Robin, but they've it's an incredibly successful, but it's also Germany and to the different culture, so.

0:55:16.520 --> 0:55:16.850

Rodrigo Goller

Hmm.

0:55:16.570 --> 0:55:21.810

Martin Collier - Residents for a Safe Speedvale (Guest)

That you have to stand this stuff. Hopefully we can too, but I think it's an opportunity to showcase what glove can do.

0:55:23.30 --> 0:55:26.510

Martin Collier - Residents for a Safe Speedvale (Guest)

If we go that direction, alright, thank you very much.

0:55:28.250 --> 0:55:37.10

Rodrigo Goller

Yeah. No, thank you. Thank you for those comments, Marty. That's that's really, really appreciated. And that's that's a couple of things we can follow up with with staff on.

0:55:37.770 --> 0:55:38.130

Martin Collier - Residents for a Safe Speedvale (Guest)

Thank you.

0:55:39.260 --> 0:55:48.550

Rodrigo Goller

Now James sun. Leanne, you. You have been monitoring the the chat. Are there other other comments or questions that you wanted to to to bring forward?

0:55:57.730 --> 0:56:3.260

Leanne Caron

I don't think so. There was there's a conversation kind of about parking, but I think we've we've covered that.

0:56:4.60 --> 0:56:8.590

Rodrigo Goller

Yeah. And and maybe if we can just touch on on Bonnie's.

0:56:10.280 --> 0:56:11.170

Rodrigo Goller

Let me see here.

0:56:12.490 --> 0:56:16.0

Rodrigo Goller

I know this part of this conversation with Elizabeth and.

0:56:16.690 --> 0:56:20.900

Rodrigo Goller

And and and Bonnie. Uh, in terms of us pushing back.

0:56:22.710 --> 0:56:31.140

Rodrigo Goller

So so I I completely understand and and we could, you know James and and I could put forward a motion for this to become.

0:56:32.610 --> 0:56:33.530

Rodrigo Goller

A.

0:56:34.290 --> 0:56:57.350

Rodrigo Goller

A Parkland, or a naturalized area. We do need to have seven votes around Council to to approve that, and with the experience of of other sites and I'll, I'll go back to 200 Beverly because that is an example of a site that needs to be remediated. It's owned by the city and has remained vacant.

0:56:58.390 --> 0:57:9.660

Rodrigo Goller

And and I'm I'm my concern for a vacant site here. Is that because it is close to the river and we're already seeing encampments and we have this growing.

0:57:11.800 --> 0:57:37.950

Rodrigo Goller

Population in Guelph of people that are experiencing homelessness and that are that are struggling and because of lacks of support from the provincial level, I don't see that getting better on the short term. So my concern would be that for the next 20 to 30 years we might have a site that is very attractive to to squatters in this in this area. So I think that is something for us to consider.

0:57:38.970 --> 0:57:58.440

Rodrigo Goller

As we as we think of how we can approach pushing back to make this this a Greenfield and I think Leanne from your perspective it's it's not likely you you don't see that as being a viable option that we can bring forward to to City Council. I go go ahead if you want to comment on that.

0:57:58.980 --> 0:58:9.150

Leanne Caron

Yeah. I mean as a viable option, there is a lot of Parkland already designated in this area with her Markel, Goldie Mill, Joseph Wolfond.

0:58:10.270 --> 0:58:39.880

Leanne Caron

So it it we won't get stopped support. Uh, I can. I can almost guarantee a land tribunal appeal by the owners of the property if we designated as Parkland because they they wanted a return on their investment of some kind it's it's on the market right now for I think \$21 million Parkland would a Parkland designation would lower the value to 0 so it'll it'll be appealed I'm not sure we could get seven votes realistically James and Rodrigo.

0:58:40.400 --> 0:59:10.230

Leanne Caron

I think we all have to recognize that there is development potential on the property that it has been identified in the growth management plan as residential, not as industrial, not as commercial, not as mixed use but as residential. So it's just a matter of how we can get council to support a residential use that fits better into the A into the.

0:59:10.320 --> 0:59:27.830

Leanne Caron

Unique site characteristics of the property with a railway running through it, a Trans Canada Trail running through it and adjacent to the river, and B and most importantly, I believe that it needs to meet our policy definitions for.

0:59:28.550 --> 0:59:39.130

Leanne Caron

A residential use and the policy definitions have very specific criteria related to traffic, arterial transit, intensive angular plane.

0:59:40.360 --> 1:0:4.70

Leanne Caron

Setbacks from roads and compatibility with adjacent land uses, so I think the realistically medium density is something that I think Council would likely. I mean, I can't, I can't guess the vote of seven other councillors or 12 other councillors, but medium density is realistic.

1:0:6.810 --> 1:0:7.50

Rodrigo Goller

Yeah.

1:0:4.960 --> 1:0:17.730

Leanne Caron

Umm, you know, we could, you know, blow density residential, I think in terms of actual land use, residential is appropriate as opposed to industrial or commercial.

1:0:18.460 --> 1:0:21.740

Rodrigo Goller

Yeah, yeah. And and I I am agreeing with you and I see that.

1:0:22.870 --> 1:0:36.570

Rodrigo Goller

On on the chat that there's also Bonnie you you would also agree with with medium density. I think that that is something that that we can bring forward on on Monday and it has a good chance of of of getting approved to.

1:0:37.810 --> 1:0:54.380

Rodrigo Goller

To to your to to the comments about the list and being removed. Yeah, it was it. I agree with you. It makes sense that it it timed out also in advance of Monday's meeting, they might have wanted to the site the listen to be removed so that it's no longer available.

1:0:55.680 --> 1:1:2.890

Rodrigo Goller

In in advance of that conversation, The thing is that if they had not listed it, we it would have.

1:1:4.410 --> 1:1:12.190

Rodrigo Goller

Kept it's assignation, we would not have known about it because we we missed it for so long. So I I am grateful that it was listed at least temporarily.

1:1:14.360 --> 1:1:15.530

Rodrigo Goller

Marty, go go ahead.

1:1:19.250 --> 1:1:22.870

Rodrigo Goller

Unless that's your hand up from from the last time, or if you have other comments.

1:1:31.360 --> 1:1:32.530

Rodrigo Goller

No, go ahead, James.

1:1:30.320 --> 1:1:48.50

James Gordon

Yeah. Well, while we're waiting, I could explain something. I noticed. There was a comment that in the chat about it, I I mentioned the Tribunal not as a way to scare us off from getting what we want, but just being realistic and.

1:2:10.390 --> 1:2:10.690

Leanne Caron

Just.

1:1:49.230 --> 1:2:15.930

James Gordon

It it is there, but we can't, as a Council, let that guide our decisions. We have to our decisions, are based on Community input and what is the best thing for the city and for the neighborhood. We have to pursue that and hope that by that point, maybe we might even have a different government that might be more amenable to a tribunal that was more fair and not just favoring developers.

1:2:17.380 --> 1:2:22.560

James Gordon

And and at the same time, it's important to explain a lot of these questions that are being asked.

1:2:23.550 --> 1:2:24.230

James Gordon

None of.

1:2:25.190 --> 1:2:47.440

James Gordon

When when a development proposal comes forward, that's our Community opportunity to design what we really want for that area and that would be designed by putting restrictions on what that development proposal is or asking them we it's even more common now for our planning department just to say uh.

1:2:48.140 --> 1:3:10.760

James Gordon

There's been a few development applications recently that have just been turned down because they didn't fit our vision well. That's kind of the next step. The very next step is on Monday when I think I would agree with you, Rodrigo, that it would be worth canvassing our colleagues to see about that medium density designation to see if that could be a success.

1:3:11.880 --> 1:3:13.610

James Gordon

And if that if that passes.

1:3:14.250 --> 1:3:21.850

James Gordon

That automatically changes the landscape literally, but enables us when in development.

1:3:22.580 --> 1:3:30.250

James Gordon

Proposal comes forward within that medium density context to design something that we we can really be proud of.

1:3:31.330 --> 1:4:2.220

Leanne Caron

Yeah, well said, James I think we've with staff have said this isn't the appropriate place for a land use change. And my response to that is this is the most appropriate place for a land use change because the only other place where that's going to happen is with a development proposal and a development proposal will be attempting to meet the high density land use. So this this is really the best time to change that use waiting for a developer to come in.

1:4:3.300 --> 1:4:4.430

Leanne Caron

That's the wrong time.

1:4:5.610 --> 1:4:6.370

Leanne Caron

That's too late.

1:4:8.280 --> 1:4:8.470

Rodrigo Goller

Yeah.

1:4:9.150 --> 1:4:9.650

James Gordon

Here here.

1:4:10.290 --> 1:4:12.570

Rodrigo Goller

Yeah. No, I agree. Go. Go ahead, Marty.

1:4:13.60 --> 1:4:27.350

Martin Collier - Residents for a Safe Speedvale (Guest)

Yeah, you had read my mind earlier. I had talked about sort of the, I think the profit opportunity for any developer in this area's unbelievable given its location. But I was just wondering has economic staff and the economic.

1:4:39.400 --> 1:4:40.470

Rodrigo Goller

Yeah. So.

1:4:28.310 --> 1:4:45.390

Martin Collier - Residents for a Safe Speedvale (Guest)

Department sort of talked. Had any interest with developers? I mean there's not that many developers in town, right? Maybe five or six major ones at the most. And I was like, I could call them myself and just say, do you know what's going on and what do you have any ideas for this?

1:4:46.730 --> 1:4:51.810

Rodrigo Goller

Yeah. So, so far what? What I've heard from staff is that they have not been approached by any interested buyer.

1:4:54.500 --> 1:4:59.120

Martin Collier - Residents for a Safe Speedvale (Guest)

OK. And they don't reach out to buyers, that's up to the real estate agent, I guess.

1:5:3.850 --> 1:5:4.100

Martin Collier - Residents for a Safe Speedvale (Guest)

Yeah.

1:4:59.550 --> 1:5:9.420

Rodrigo Goller

Yeah, they. Well, I mean they they do on on city owned property that we're trying to to to to move, but because this is privately owned, we we have no control over that.

1:5:10.570 --> 1:5:13.840

Martin Collier - Residents for a Safe Speedvale (Guest)

OK. And this could make some calls around?

1:5:14.760 --> 1:5:15.840

Rodrigo Goller

Yeah. Yeah, you.

1:5:15.340 --> 1:5:44.850

Martin Collier - Residents for a Safe Speedvale (Guest)

Obviously, and it's a great it's a great opportunity. I mean I I because you know planning, we always think it's what did they say about the thing that people I hate more than urban sprawl is high density and so we do if it's medium or you know high then if you make a car free I think it's it's a it's a good opportunity I think but it depends on somebody else talked about design and we heard Brent to the area in there a couple of weeks ago it's you know it is really about design and and you know.

1:5:44.960 --> 1:6:0.30

Martin Collier - Residents for a Safe Speedvale (Guest)

Giving people access to where you know the amenities that they need close by within that five minute or hopefully the more not the more than 15 minutes away. So anyway, thanks again for putting this on and I was just wondering if you could tell us you probably will tell us what the next steps are?

1:6:1.100 --> 1:6:1.450

Rodrigo Goller

Uh.

1:6:0.780 --> 1:6:4.70

Martin Collier - Residents for a Safe Speedvale (Guest)

For with community consultation and also with the.

1:6:4.940 --> 1:6:8.790

Martin Collier - Residents for a Safe Speedvale (Guest)

You know the I guess when this would actually be approved sort of timing.

1:6:10.80 --> 1:6:10.540

Rodrigo Goller

Right.

1:6:10.180 --> 1:6:14.480

Leanne Caron

Thanks for the segue, Rodrigo. That's that's a good opportunity to wrap up.

1:6:16.430 --> 1:6:35.350

Rodrigo Goller

Yeah. So, so just to to to to answer Marty's last question regarding the the next steps. So this is coming to council on on Monday the 11th as part of the official plan change and that is at 1:00 PM on Monday that the 11th at that time.

1:6:49.40 --> 1:6:49.350

James Gordon

Yes.

1:6:36.610 --> 1:7:5.410

Rodrigo Goller

We're going to be looking to move a motion to make the change after after Monday's meeting, there will be no other opportunities for for public engagement on this, it will be approved by City Council, with or without this change, and we need to do that to come into conformity with with other provincial legislation. So we have to do this, it has to be in place before September. So this is the the the last time now in terms of this.

1:7:4.150 --> 1:7:9.60

James Gordon

Yeah. Well, the last the last time until there's a development application.

1:7:10.630 --> 1:7:10.940

James Gordon

Right.

1:7:14.370 --> 1:7:14.590

James Gordon

Yeah.

1:7:15.930 --> 1:7:16.160

James Gordon

Right.

1:7:17.730 --> 1:7:17.910

James Gordon

Yeah.

1:7:32.790 --> 1:7:33.70

James Gordon

Umm.

1:7:9.790 --> 1:7:39.780

Rodrigo Goller

That is correct that this is the last we talked about the the the density, but good, good as as you were as you pointed out, James, whenever someone intends to make a build anything here they would have to make an application to the city for that development. And at that point there would be public engagement as we have with any planning application. So it would come to City Council be received as a complete application and then staff would work with the.

1:7:39.860 --> 1:7:46.750

Rodrigo Goller

The developer on any changes and then there would be a second public meeting where it is either approved or not approved.

1:7:47.310 --> 1:7:55.160

James Gordon

And now correct me if I'm wrong, Rodrigo and Leanne, but there's some very articulate arguments being made by this great group gathered.

1:7:55.810 --> 1:7:57.930

James Gordon

They could delegate on Monday, could they not?

1:8:1.20 --> 1:8:1.250

James Gordon

But.

1:8:1.890 --> 1:8:3.290

James Gordon

Yeah. So.

1:8:1.990 --> 1:8:3.300

Rodrigo Goller

Yep, yeah, you.

1:8:0.880 --> 1:8:3.840

Leanne Caron

Absolutely. I believe so. You would have to sign up.

1:8:4.470 --> 1:8:5.510

James Gordon

By 10:00 o'clock.

1:8:4.370 --> 1:8:6.200

Rodrigo Goller

By Friday before 10:00 AM.

1:8:7.600 --> 1:8:7.860

Rodrigo Goller

Yeah.

1:8:6.480 --> 1:8:13.950

James Gordon

Yeah, just e-mail clerks at [guelph.ca](mailto:guelph.ca) and you'd get 5 minutes to speak to what your.

1:8:16.20 --> 1:8:16.300

Rodrigo Goller

Yeah.

1:8:14.680 --> 1:8:18.710

James Gordon

Wishes are for the motion that will be bringing forward on Monday.

1:8:18.940 --> 1:8:34.480

Rodrigo Goller

And and I think based on our conversations, we are going to be looking to, you know based on what we

discussed tonight to bring up forward motion to change the designation to medium density. And if you could write in support of that, that would be that would be appreciated.

1:8:36.100 --> 1:8:42.630

Rodrigo Goller

Well, let's let's go to any any final comments. Marty, do you have your hand up again for for comments on that?

1:8:43.130 --> 1:8:44.460

Martin Collier - Residents for a Safe Speedvale (Guest)

Sorry, it's down now.

1:8:44.800 --> 1:9:14.970

Rodrigo Goller

OK, OK. And and I see that that that answers the question to you, Elizabeth, what can we do, please, please send in sending your comments, Janet, thank you for sharing. I agree with you, Errol St as it is would not be able to accommodate the couple 100 cars that would be moving in and out of the site. So they would have to figure out a transportation plan. But but I agree it is concerning and that's one of the reasons the lack of.

1:9:15.60 --> 1:9:19.420

Rodrigo Goller

Opener or a collector Rd is why I I don't think that.

1:9:20.560 --> 1:9:49.810

Rodrigo Goller

There should be. There should be high density, so please take a moment to to to put your thoughts on paper on why you would like this to be changed and submitted to clerks@gmail.ca. Leanne has written it in the comments and copy plan 2051 at gov.ca by this Friday before 10:00 AM so that it gets on the agenda or or if you want to speak at that meeting you can also request to be a delegate at that meeting.

1:9:50.290 --> 1:9:53.360

Rodrigo Goller

But please sign up by Friday before 10:00 AM.

1:9:55.710 --> 1:9:58.580

Rodrigo Goller

Well, any any closing remarks Leanne or James?

1:10:0.500 --> 1:10:5.10

James Gordon

I just want to thank everybody for for not only coming, but really.

1:10:6.570 --> 1:10:21.680

James Gordon

Really important comments and I think it's helped in the direction that we have to face as counselors on Monday. So I'm really appreciative of that. And as a former resident of that neighborhood, I could say that that area rocks. It's great. It's bedrock.

1:10:22.920 --> 1:10:27.910

Rodrigo Goller

OK. Well, thanks. Thank you everyone. I will be posting this call recording.

1:10:29.80 --> 1:10:32.320

Rodrigo Goller

On on the city, on the Ward two blog.

1:10:33.290 --> 1:10:34.90

Rodrigo Goller

So I just.