

75 Dublin Street North Official Plan Amendment

- What:** On November 8, 2017 the City of Guelph issued a Notice of Complete Application for a proposed Official Plan Amendment for the 75 Dublin Street North property.
- Why:** Application has been filed by Rykur Holdings Inc. to amend the Official Plan to permit the development of a 5 storey apartment building, where 4 storeys is the maximum height permitted.
- When:** The City will hold a statutory public meeting on Tuesday, February 27, 2018 starting at 6:00pm
- Where:** Council Chambers at City Hall, 1 Carden Street

Where to find information

Information on the application is available online at <https://guelph.ca/2016/09/7dublinstreetnorth/> or <https://guelph.ca/city-hall/mayor-and-council/city-council/agendas-and-minutes/> for the staff report and public meeting agenda.

Delegations must register no later than Friday, February 23, 2018 at 10:00am and any written material to be provided to Council in advance of the meeting must be received by Clerks by this deadline:

- By Phone at 519-837-5603 or TTY 519-826-9771
- By Email at clerks@guelph.ca
- By Fax at 519-763-1269
- In person at the ServiceGuelph Counter at City Hall, 1 Carden Street, Guelph
- By regular mail or courier to Guelph City Clerk, 1 Carden Street, Guelph ON N1H 3A1

Additional information including copies of the staff report and related background information will be available for review by visiting 1 Carden Street, 3rd Floor or contacting Katie Nasswetter at (519) 837-5616, ext. 2356 or by email at katie.nasswetter@guelph.ca during regular office hours.

Copies of the Staff report will be available on February 16, 2018 and may be picked up at Infrastructure, Development and Enterprise (1 Carden Street, 3rd Floor) on, or after this date.

What is the Board Doing?

The Board is continuing to review the materials submitted with this new application. The Board is registered to appear as a delegation at the public meeting

Next Steps

City Staff will prepare a recommendation report, to be considered by Council at a later meeting. This date has not yet been determined.

Application History

In the fall of 2016 the City initiated applications to amend the Zoning By-law and Official Plan for 75 Dublin Street North to facilitate the construction of a residential apartment building which Rykur Holdings Inc. was advancing as an affordable housing project. Rykur had received a funding grant from the County of Wellington to construct affordable housing, however, the land was not zoned for this purpose and Rykur wanted several changes to permit the project; including increasing the height, reducing setbacks, reducing the amount of parking to be provided.

Throughout the fall of 2016 the Upper Grand District School Board, with the assistance of our planner and lawyer, advocated against the proposal as being too tall, too dense for the site, and incompatible – as it was proposed – with Central PS. Concerns around shadowing, oversight, traffic, etc. were raised with staff and Council.

In November 2016, Council approved the rezoning of the property to permit the development, but did not make a decision on the Official Plan Amendment which was necessary to achieve the 5 storeys requested by Rykur.

In December 2016, the Board, Guelph Old City Residents' Association and Rykur all appealed the City's decisions to the Ontario Municipal Board.

The City has challenged Rykur's ability to appeal the refusal of the City Initiated Official Plan Amendment. This point, amongst other procedural matters were raised in August 2017 at the first OMB pre-hearing and argued before the OMB in November 2017. A decision has not been issued by the OMB with respect to these matters.

Rykur has now filed its own Official Plan Amendment, since it wasn't the applicant the first time. This application is what is before the City now.

Frequently Asked Questions

Viability of Central Public School

It has come to our attention that there are rumours that Central PS is not a viable school. In November 2016 the Board submitted to the City that:

Central Public School is one of the oldest school sites in the City of Guelph and a public school has operated on the same site for approximately 140 years. The current school building was constructed in 1968 to replace the original structure. Central PS is the only operating school remaining in Guelph's downtown. It is the Board's view that Central PS will be on Dublin Street North for many generations to come.

The Board's Long Term Accommodation Plan Background Study identifies that enrolment at Central PS is projected to increase over the next 10 years reaching 89% utilization by 2027. There are no conclusions drawn from this Background Study, but the school well positioned to continue to serve the residents of the core of Guelph.

School Boards' Ability to Purchase Land

In order to build or put additions on schools the Board must apply to the Province for funding on a case by case basis. Boards which have more enrolment growth than decline are eligible to collect Education Development Charges which may be used where land is required to purchase new schools sites or expand school sites to meet growth-related needs.

There has not been a growth-related need to expand the Central PS school building or site. Only a growth-related need would have allowed the Board to spend Education Development Charge funds to have purchased the 75 Dublin Street North property.

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