

From: Steve Girling  
Subject: Skyline

Hello,

As a newer resident to the city I am writing to voice my concerns over the proposed 24 story Skyline tower in the downtown area of the city. I have had a family connection for 25 years here and have seen the city's massive expansion along road corridors in all directions. In the past, Guelph always seemed to be the little city that could. It had loads of charm. It is in danger of losing that in part to housing developments in all directions. I am not a supporter of the Whitelaw multi-building development and how it will impact that community in terms of traffic, noise, and aesthetics. It will literally be a dominating wall on the western end of the city, built on a high piece of land with eight and nine story structures.

The Skyline development is another matter. It appears to be a gigantic eyesore over what used to be a charming downtown that is now becoming more and more unrecognizable. While the rule that no structure higher than the Church of our Lady would be constructed is now moot as I have been informed, this building would still be a monstrosity at even half the height. I understand the need to bring money into the city especially with all the projects (buses, library, south end rec centre) announced in the short time I've lived here, but at what cost? Voting down Skyline would at least give citizens the idea that a downtown plan is being respected while helping to keep the small city aesthetic alive. Thanks for listening.

From: Annette Pedersen  
Subject: Skyline development - I am opposed

Hi Cam, Mark and Dominique

I am writing to express my strong opposition to the proposed skyline development, 20+ stories on Fountain street. As a resident of our special city (for over 35 years), I am appalled that any high rise be considered or approved for Guelph. Nothing should exceed the height of our Church of our Lady, nor block the view or this church. Guelph character and charm is at risk. If this is approved, it opens the way for more and will ruin the downtown.

As my mayor and my councillors, I ask that you vote no.

Annette Pedersen

**From:** Robin Ysselstein

**Subject:** Say no to Skyline high rise

Dear Mayor

Say no to Skyline now. Say no to developments that do not meet the downtown plan. I second all of Susan Watson's comments in the linked letter below in Guelph Today.

It is imperative that you and city council maintain the integrity of the planning process. To do otherwise makes your administration anti-democratic. There are many citizens fuming about this, and they are prepared to publicize how the "award" winning downtown plan has been disregarded, contravened and breached. The flagrant disrespect towards the citizens of Guelph and the process of planning is scandalous worthy of wide-spread media attention.

I call upon you to demonstrate your integrity. To do otherwise proves that any future planning this city does is a charade, only to be over-ridden in the future. It shows that city hall can be bought for a price, and that's the definition of corruption.

<https://www.guelphtoday.com/letters-to-the-editor/letter-say-no-to-skyline-resident-urges-council-2058396>

Robin Schafer

**From:** John Ambrose

**Subject:** NO TO SKYLINE

Re: 25 storey Skyline proposal downtown

We have a plan that had comprehensive planning staff and citizen input: maximum 6 storeys in this area, higher in the fringes and lower elevation area of downtown. Skyline has not respected this process and needs to be told: 'good to have your community development commitments but not here, take a look at the plan then we can talk'. In addition, this is a heritage district of Guelph, that needs to be respected as well.

I'm all for intensification and not sprawl, but in the right place at the right scale.

With intensification we need more dedicated green and open space for all the additional neighbours we'll have. By keeping everything in balance we will continue to have a wonderful place to live and work and municipal services will be cost-effective and efficient.

John D. Ambrose

From: Kathryn Folkl

Subject: 25 story Skyline development mocks taxpayer \$ spent on official plans

Dear Mayor Guthrie, Councillors and Staff -

Our carefully considered and approved Downtown Secondary Plan says 3 to 6 stories are allowed here and this proposal is pitching 25?!

This is ludicrous.

Our plan provides developers with sites for buildings of this scale. Tell them to build them there. Can we flat out reject receiving this proposal?

What a waste of council's time and taxpayer \$.

Kathryn Folkl

The Skyline site is zoned for a maximum of 6 storeys.

Allowing a 25 - storey tower would set a dangerous precedent allowing developers to flaunt our award-winning Downtown Secondary Plan.

Please hold the line and reject this preposterous application.

Linda M Hathorn

From: Elaine Faye

Subject: Skyline Development

Good Afternoon Katie!

I wrote a letter to my council member Bob Bell re the Skyline Developments wishing to build a 25 storey building (if their pitch to add 23 storeys to their current building is passed by council) and never received a reply. Thus I am writing to you as I want my opinion on record. I really feel that allowing a building such as the one proposed by Skyline Developments would set a precedent for our downtown which builders would interpret as no holds barred building. We have something very special in Guelph that council must protect. The current height permissions for this site are three to six storeys and council should insist they remain at that. A 25 storey (or even 12 storey building) would be completely out of character and deface the downtown skyline.

I am hoping to attend the Public Meeting on Monday evening but if I am unable to go, I hope that this letter will be sufficient to voice my concerns.

Sincerely,

Elaine Faye

Hello Mr. Mayor, and members of council,

I'd like to add my name to what I presume is a long list of people who looked at this proposal and were... surprised, would be a kind way of putting it. I have seen many articles outlining in detail the various concerns with this project, so I'll be brief.

We have a downtown secondary plan that calls for a maximum of, is it 6 stories, in this area? You will have a proposal before you to accommodate a building of 25 stories. The developer's goal, reading between the lines, is to settle on something shorter, since a 25 story building is obviously going to be rejected because it's so patently ridiculous. But here's the point: Why bother wasting people's money with a secondary plan, why bother pretending we care about responsible downtown intensification, if it all goes out the window when some developer wants something bigger?

Please see this for what it is: An attempt to subvert the planning process already in place by proposing something so outrageous that "settling" for something that is *still* outrageous will seem reasonable in comparison.

Thank you,

Alex Folkl

Dear mayor and councillors,

Why do we even have an Official Plan if it is ignored and bypassed? And presumably it has conformed to city bylaws and we, the taxpayers, have paid the urban planners for their well trained efforts. And an uglier building is hard to imagine, but it's the downtown location that is so totally wrong. Why ruin what is left of the heart of our city? Sight lines dismissed, don't we have laws?

Please take another look and re-think this crucial matter.

Yours,

Elizabeth Macrae

From: Heather Daymond  
Subject: Skyline at 70 Fountain St.

With all due respect to each of you who have a voice and truly care about and love the character and soul of downtown Guelph, PLEASE SAY NO TO SKYLINE.

PLEASE honour the city plan which would limit the height to 6 stories. This plan protects the character of downtown and provides a means of managing the growth. It was recognized provincially for its excellence and foresight. Don't let developers who have no interest in preserving our heritage and quality of life, ruin the core of this city for their profits. THIS IS AN OUTRAGEOUS REQUEST FROM SKYLINE AND SHOULD BE VOTED DOWN IMMEDIATELY.

Thank you all for protecting our city plan. I trust you will do so.

Heather Daymond

It greatly upsets me to see any company want to build this type of building in the downtown area.

I live in the downtown area and this building will block my view of the Church of our Lady which is a symbol of history, family and community regardless of what your religious beliefs are and is a beautiful skyline for the downtown area.

It also concerns me when a company as this one came to town, bought every apartment building they could get and any other building they could get creating a monopoly.

I am not in favour of this type or size of building in the downtown build it elsewhere.

Tasha Heart

The downtown has a plan and this property is zoned for maximum 6 storeys.

This is a significant Heritage district .I had a tour of this area with Stephen Robinson when he gave a Heritage tour some time ago. It is not just the height of this proposed tower but also that this is a heritage site and part of a Heritage district. The proposal goes totally against any plans for this significant area of Guelph. It is also totally out of proportion for the whole downtown.I urge you and council to turn this down. Developers have the information about the Downtown secondary plan. They should respect this.

It is important that Council stands behind the plan and reject this attempt by a developer to disregard the plans in place.

Sincerely,

Margaret Abbink

February 6, 2019

Guelph City Clerk  
1 Carden Street  
Guelph, ON

RE: Skyline Mixed Use Development Proposal - 75 Farquhar Street & 70 Fountain Street East

To Whom it May Concern,

My name is Jeff Bousfield and my wife and I are the immediate neighbours of the proposed development.

We are writing to offer our full support for the proposed development application and land use change at 75 Farquhar Street and 70 Fountain Street. We have reviewed the proposal and see this as fitting for Guelph and the downtown revitalization. Mixing heritage properties with smart and innovative construction shows a city that not only has a foot in the past but also stepping forward into the future.

As the owners of 81 Farquhar Street, one of the oldest remaining houses in Guelph we have a desire to restore older properties and conserve the heritage history in Downtown Guelph. This past summer I worked with Stephen Robinson, Senior Heritage Planner and with my contractors for the facade restoration at 52 Macdonell street (home to Royal Electric ) . The final touches to be completed this spring.

Skyline has committed to invest and partner in the restoration improvements to the heritage home at 81 Farquhar, to bring back its heritage elements to create a beautiful streetscape reminiscent of its past.

We are looking forward to have Skyline, a Guelph company partnering with us and investing in the heritage of the area. They are committed to not only building but managing what they build. This shows commitment and goodwill. We also appreciate the innovative and funky slim tower as it minimizes the shadowing impacts on the heritage home compared to the zoning currently permitted.

We have been a long time residents and a business owner in Downtown Guelph and we see the need for more people living and working in the Downtown area. We hope that these improvements and this proposed development will help bring a regentrification and a safer area to the other side of the tracks.

Please accept this letter of support for the development application for the above noted property.

Sincerely,

Jeff and Susan Bousfield

I'd like to express my disagreement towards the proposed Skyline Building at 25 stories on Fountain St.

Where is the badly needed green space to be found?

Will this be affordable housing?

We continue to make exceptions to the Official Plan, and building heights - has it been formally rewritten?

We've worked towards 8,500 residents in downtown in the next decade. Does this building push us over that number?

And perhaps my most important point, why must it be so ugly? I'd be swayed if this were a building of architectural magnificence. It's not.

Thank you for recording this, Clerks.

Lynn Broughton

Gregory Jones  
President  
Skydevco Inc.  
5 Douglas Street, Suite 301  
Guelph, ON, N1H 2S8

November 20, 2019

**RE: Skyline Mixed Use Development Proposal - 75 Farquhar Street & 70 Fountain Street East**

To Whom it May Concern,

The Guelph Chamber of Commerce is a leading voice of business in Guelph-Wellington, with its vision to set the national standard for fostering community prosperity. Our mission is informed by our diverse business and community voices, and we represent our members by advocating, connecting and convening to grow Guelph-Wellington's economic prosperity. The Skyline Group of Companies has been a member of the Guelph Chamber of Commerce and a business operator in Guelph for over 20 years.

We have reviewed the development proposal to redevelop the above referenced property to include a mix of purpose-built rental apartments, office space large enough to potentially serve as Skyline's future headquarters, and ground level retail along Wyndham. As a neighbour to the development with our offices at 201-111 Farquhar Street and as an advocate for businesses in Guelph, we have a keen interest in this application.

We believe that this proposal would be an excellent addition to our community. A mixed use, transit and pedestrian oriented development next to the central transit hub is a desirable investment in our downtown and would contribute to increased transit ridership and net zero sustainability initiatives. Having more people working, living, and shopping in our downtown is vital to the future prosperity of Guelph's business community. Accordingly, please accept this letter of support for the development applications at 75 Farquhar Street & 70 Fountain Street East.

Sincerely,



Shakiba Shayani  
President & CEO  
Guelph Chamber of Commerce



February 4, 2020

**Guelph City Clerk**  
1 Carden St.  
Guelph, ON

To Whom it May Concern,

**Reference: Skyline Development Proposal for the lands at 70 Fountain St. East and 75 Farquhar Street, Guelph**

We are writing in response to the above planning application. We are very familiar with this site and have reviewed the application details and proposed changes to the land use designation. We wish to offer our support to the proposal, for the reasons outlined below.

High quality infill proposals, such as this application, meet the needs of sustainable growth in the most sensitive and efficient way possible. This development would help to meet the growing demand for housing in Guelph with an efficient use of land and significant use and support of existing infrastructure such as public transit, water, sewer and storm utilities. It makes provision for travel by sustainable means: local facilities would be easily accessible by foot or bicycle, and transit for travelling outside the area is within easy walking distance of the proposed development.

As a major contributor to the growth of downtown Guelph over the last number of years, we recognize that intensification development in the downtown not only has a positive impact on the environment but also provides direct economic benefits to the viability of local businesses and retailers in Guelph's downtown and beyond. The investment in the City and the additional tax dollars generated are a long term, financial win for the City and taxpayers. Having more people living downtown also brings with it far reaching social and cultural benefits to a City's core.

We respect that the significance of the heritage components has been identified and addressed, with the developer respectfully agreeing to preserve and expand the existing façade to maintain this important element of the current building. Furthermore, Skyline has considered elements that are important to creating a sense of community for both tenants and for the neighbouring residents with a mix of ground level retail, office space and purpose-built rental apartments. All will increase pedestrian traffic in the area which inevitably improves the vibrancy of the area.

Guelph is a thriving City and there is considerable demand for housing here. This site location is ideal and the design well planned. We fully support this application and the vision for this project.

Respectfully,

Adam Carapella, VP  
The Tricar Group  
[acarapella@tricar.com](mailto:acarapella@tricar.com)

**From:** Susan Watson

**Subject:** Say "No" to the Skyline application

Mayor Guthrie and Members of Council:

The Skyline application violates so many By-laws and planning principles, I'm not sure where to begin.

Perhaps the editorial cartoon in today's Tribune says it all: the Skyline tower would violate a key restriction in our By-laws - it would be higher than the Basilica of Church of Our Lady, permanently changing the skyline of our City.

Skyline's play for 25 storeys conveys a complete contempt for our democratic planning process and for the heritage integrity of our downtown.

Under Places to Grow Provincial legislation, downtown Guelph was designated as an "Urban Growth Centre." The Council of the day set to work to craft a new Official Plan to anticipate and manage the required growth – the Downtown Secondary Plan. Professional planning staff, citizens, members of Council and developer consultants and stakeholders worked together over many months to come up with a made-for-Guelph plan. The plan would ensure we would meet a minimum target of 8,500 residents in the downtown by 2031.

A key feature of the Downtown Secondary Plan was the preservation of the heritage character of the downtown core. High-rise development was slated for the perimeter of the downtown on the lowest topographical sites. No building would be allowed to be higher than Church of Our Lady.

The addition of new green space needed for more residents was anticipated, with a plan to expropriate and revert the plaza on the south-west corner of Wellington and Gordon to a riverside park.

In fact, the Downtown Secondary Plan was considered so creative and visionary that in 2013, it captured one of most prestigious planning awards in the Province - the *Ontario Professional Planners Institute Excellence in Planning Award*.

In the press release from the City <https://guelph.ca/2013/11/guelphs-downtown-secondary-plan-receives-oppi-excellence-planning-award/> Todd Salter, general manager of Planning Services for the City, said the following: *"Receiving the Excellence in Planning Award is a great honour for the City. It is gratifying to see*

*the work of our City staff and all of the community members who contributed to the development of the plan being recognized on a provincial level by our peers and colleagues.”*

Over the past several years, the Downtown Secondary Plan has been rolling out as planned. We have the two Tricar towers and the Metalworks complex along the river. A 14-storey condominium has been approved at 71 Wyndham St. south. The Urban Master Plan for the Baker district is currently being drafted. Not only are we on-target to reach 8,500 residents, there is no question we are going to shoot past that number. Nearly every development to date has negotiated a couple of extra storeys from Guelph City Council in exchange for delivering additional benefits to the community. The catch now? The Ford government delivered a gift to Ontario developers by eliminating this mechanism known as “density bonusing”. There are now no benefits available to the community in exchange for granting extra height.

Guelph has embraced and planned for intensification of both our downtown and strategic nodes and corridors throughout the City. It is the job of local Councils and professional planning staff to set the quantity, location and timing of growth. An increased number of residents brings an increased need for services and infrastructure such as parks, roads, libraries and recreation centres. We need managed growth, not a developer free-for-all.

It’s not clear what game Skyline is playing. Are they asking for something completely outrageous hoping to hoodwink us into a “compromise” of 12 storeys which would effectively double the allowed height maximums on the current site?

If Council approves this development at 12 storeys, or at 25, it will essentially put our Downtown Secondary Plan in the shredder. This tower would overwhelm the armoury and drill hall and loom above the train station and old City Hall. It would irrevocably change the landscape and character of our City core. Even more concerning, the planning precedent set by this development would essentially declare open season on developer-driven, profit-based development rather than democratically-guided managed growth.

And why should citizens even bother participating in crafting Official Plans if they are going to be successfully thrown under the bus by developers? Why should everyday people volunteer hours of their time for the Clair-Maltby Secondary Plan if at the end of the day, Council itself isn't willing to respect the work of the community?

We have a great plan for downtown intensification. We should stick to it. Council needs to say, "No," to Skyline.

Sincerely,

Susan Watson

From: Susan Watson [REDACTED]

Mayor Guthrie and Members of Council:

I believe that the OMB heritage adjacency decision described in this article is a significant precedent which applies to the 70 Fountain St. E application from Skyline.

<https://uwaterloo.ca/heritage-resources-centre/blog/post/adjacency-and-omb-new-decision-says-new-must-respect-old>

70 Fountain St. E. is adjacent to multiple heritage properties. Designated properties are 72 Farquar - a house and 81 Farquar, the Drill Hall. Kitty corner to 70 Fountain St. E. is the Armoury, among our most impressive heritage buildings and a recognized Federal Heritage Building:

[https://www.pc.gc.ca/apps/dfhd/page\\_fhbro\\_eng.aspx?id=4391](https://www.pc.gc.ca/apps/dfhd/page_fhbro_eng.aspx?id=4391)

The Skyline tower would loom above Old City Hall and the historic train station.

The whole point of our award-winning Downtown Secondary Plan was preservation of our historic heritage core. High-rise towers were planned for the perimeter of the downtown on the lowest topographic area. To date, this plan has only been partially realized. There is much planned growth yet to come and we are on track to shoot well beyond the 8,500 residents we originally anticipated by 2031.

The Cultural Heritage Action Plan currently under development anticipated an eventual heritage district in our downtown. Why would we literally give that plan the shaft before it has even seen the light of day?

I urge you to say, "No" to the Skyline plan. The significant OMB precedent described by Mr. Schneider indicates that we are likely to find tribunal support for that position if your decision is appealed.

Sincerely,  
Susan Watson

## Adjacency and the OMB: New decision says the new must respect the old

THURSDAY, FEBRUARY 4, 2016 by Dan Schneider

2015 ended with an important OMB decision on the question of adjacency — the impact of proposed development on adjacent heritage property.

But first, some background. Ten years previous, a new cultural heritage policy was introduced in the 2005 Provincial Policy Statement. Policy 2.6.3, known as the “adjacent lands policy”, now reads:

**Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.<sup>[1]</sup>**

While new provincial policy measures are clearly a response to emerging problems or issues occurring in many places, as we have seen previously there is often a particular situation or controversy that comes to epitomize the issue and plays an outsized role in convincing decision-makers to act.

Was there one such controversy behind policy 2.6.3? I’m not sure.<sup>[2]</sup> But there was a high-profile situation that certainly contributed to the wake-up call: the threat posed by new construction near the iconic Sharon Temple.



The Sharon Temple, completed in 1832, once stood in splendid rural isolation on the edge of the sleepy village of Sharon, some 60 km north of Toronto. But by the late 1990s serious ex-urban development was already beginning to engulf Sharon and its famous national historic site. As with so many heritage sites the Temple and its grounds were considered at risk, not by what was happening at the site itself, but by what was going on — or might go on — next door.

Concern about “adjacency” can be seen as part of growing attention in the heritage movement to the context and surroundings of historic structures.<sup>[3]</sup> But when this concern came to be reflected in legislation and policy directives some precision was obviously required. For the purpose of policy 2.6.3 the PPS defines “adjacent lands” as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.”<sup>[4]</sup> Contiguous is understood to mean touching at the edge, at a point, or along a boundary.

With the prompting of the PPS, municipal Official Plans since 2005 routinely incorporate corresponding adjacency policies. For example, Toronto’s revised OP heritage policies approved in 2015 include the following:

New construction on, or adjacent to, a property on the Heritage Register will be designed to protect the cultural heritage values, attributes and character of that property and to minimize visual and physical impact on it, including considerations such as scale, massing, materials, height, building orientation and location relative to the heritage property.<sup>[5]</sup>

This particular policy played a pivotal role in the OMB decision of late last year: CHC MPAR Church Holdings Inc. v. Toronto (City).<sup>[6]</sup>



The designated buildings at Church and Granby Streets in 2010

The designated



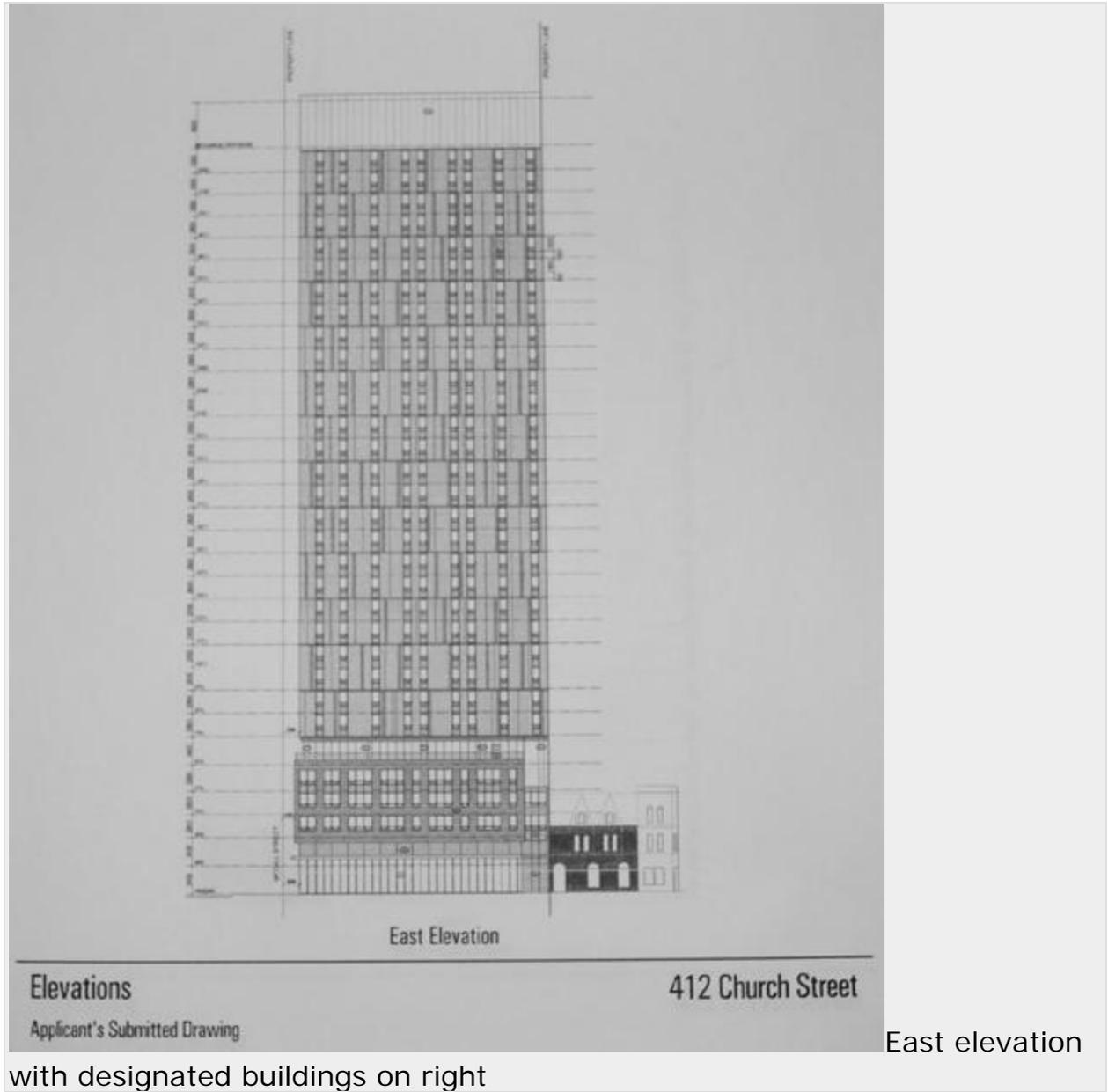
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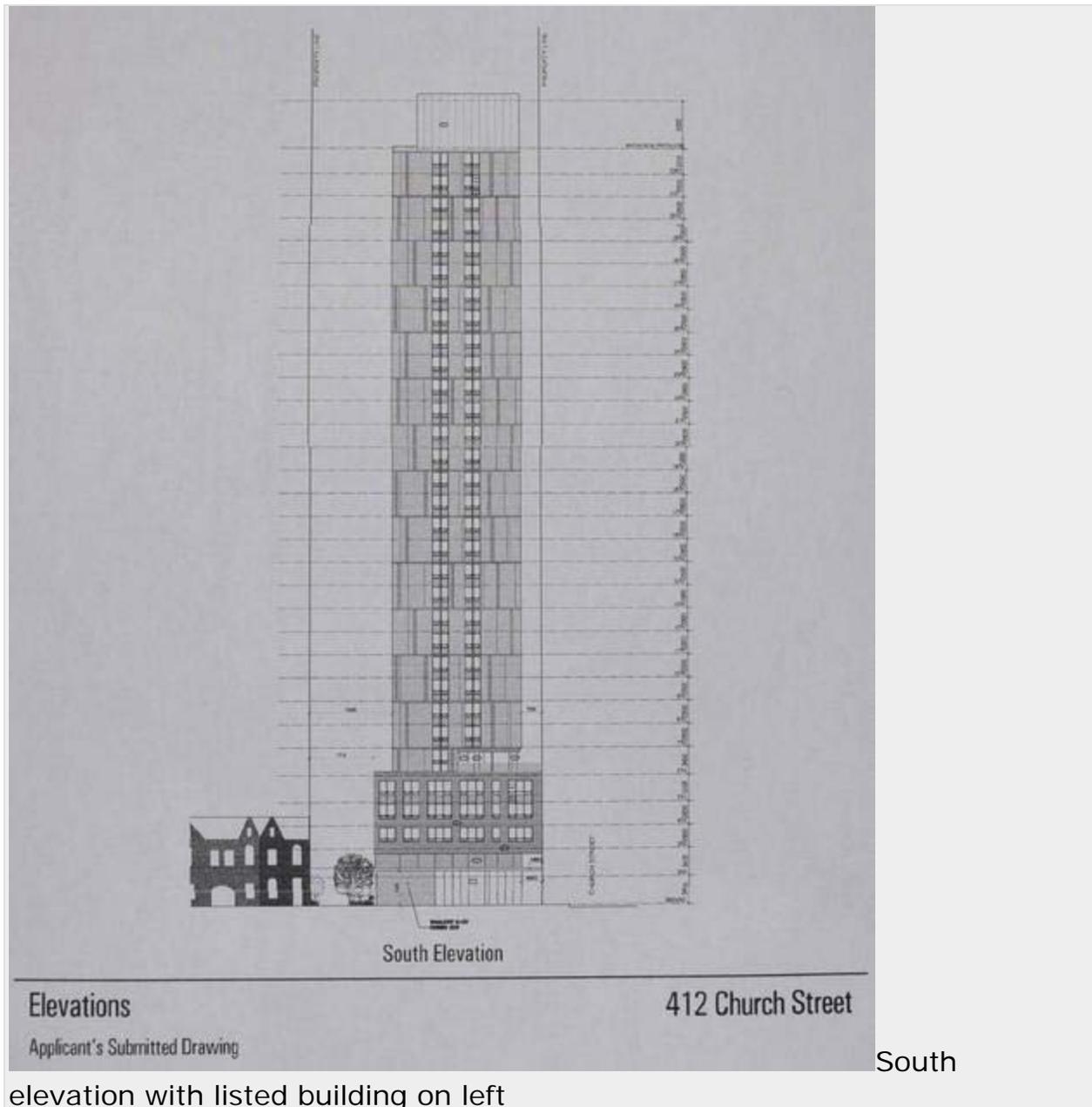
The buildings

A developer wanted to erect a 32-storey apartment tower on a relatively small corner site, currently a parking lot, on Church Street in downtown Toronto. Immediately to the north on Church stands the three-storey Stephen Murphy Houses and Store, a property designated under Part IV of the OHA.<sup>[2]</sup> To the west of the site along a side street (McGill) is a two-storey house, listed but not designated, and a similarly scaled residential neighbourhood.

The city refused to rezone the site to permit the project and the developer appealed to the OMB. To the surprise of many, including the neighbourhood group supporting the city's position, the Board dismissed the appeal, nixing the development.

The “determinative issue” in the case, the Board said, was “conservation of the heritage attributes.” It concluded that the principal question to be decided was “whether the proposed development conserves the adjacent heritage structures and respects their scale, character and form.”





elevation with listed building on left

Adjacency is clearly tricky. According to the PPS, the test is whether “it has been demonstrated that the heritage attributes of the protected heritage property will be conserved” by the proposed development. But of course in an adjacency scenario the heritage attributes of a designated structure, if understood as the physical elements of the structure that can’t be altered without municipal consent, are *not* being altered or changed in any way.

And yet it is easy to imagine the extreme case where a heritage building is completely surrounded by new development and is effectively “lost” — like the hole in a bagel when viewed from the side!

This suggests the crux of adjacency is the view or visual context of the heritage structure. Note in this regard that the definition of “heritage attributes” in the 2014 PPS is more expansive than in 2005, and includes not just “the property’s built or manufactured elements” but also “its visual setting (including significant views or vistas to or from a protected heritage property).”

In the case here the developer had undertaken the required heritage impact assessment (HIA). Citing the four-storey podium at the base of the tower and its scale, massing and architectural treatment, the HIA found “that there is limited impact on the adjacent heritage resources and that their heritage attributes are conserved.” But the Board didn’t buy it for a minute.

On the contrary, the Board was persuaded that “the development as designed fails to achieve the relevant heritage policies”, starting with policy 2.6.3 and the city’s OP policies including the one quoted above.

Not mincing words, the Board found that the proposed building

**...functions in isolation of its surroundings without appropriate regard for its immediate context, especially for the immediate heritage context; and it overwhelms and subordinates the physical attributes of these much smaller buildings with little or no regard for the cultural heritage therein.**

The Board describes the tower “looming over” the designated property “with a 0-metre setback”; it finds the development “will only serve to degrade the massing and visual experience of the heritage structures”; and that such a tall building “diminishes the heritage qualities to the detriment of the heritage buildings’ continued functioning as a visible and distinguished built form remnant of the City’s cultural heritage.”

And so on, and on, for 43 pages! It's (almost) enough to make you feel sorry for the developer and its rebuffed heritage experts. And it comes as something of an anti-climax when the Board opines that “this development does not represent good planning” and that “this or any other tall building is likely unable to work on the subject property so long as it is designed in isolation from the proximate heritage structures.” (And the only way around this, the Board implies, is for the developer to pursue assembly of its site with the adjacent designated site.)

Interestingly, not a single other OMB case is referenced in the decision. This is unusual and seems to confirm that this is the first case the Board has dealt with where adjacency was the main focus. So it is likely an important precedent, in addition to providing yet more evidence of an increasing OMB comfort with, and sensitivity to, cultural heritage arguments.

The main takeaway from this case? in adjacency situations “heritage attributes” of heritage properties are to be interpreted broadly and not necessarily limited to those listed in a designation by-law. The visual relationship between the old and new is key —

**where the new would visually overwhelm, diminish or degrade the old, these adverse impacts on the heritage attributes will doom the project.**

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Note 1: The wording was slightly amended in the 2014 PPS.

Note 2: Perhaps my former culture ministry colleagues who worked on the 2005 PPS have the answer... hello?

Note 3: See for example ICOMOS's 2005 Xi'an Declaration On The Conservation Of The Setting Of Heritage Structures, Sites And Areas:  
<http://www.icomos.org/charters/xian-declaration.pdf>

Note 4: For its part "protected heritage property" is defined as "property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites."

Note 5: Number 25 of 53 heritage policies. Back in Sharon, in 2009 the Town of East Gwillimbury approved the following OP amendment relating to development adjacent to the Sharon Temple:

5.7.3 (xv) All development and associated municipal infrastructure and public works adjacent the Sharon Temple must be respectful of this significant built heritage resource and its associated cultural heritage landscape. The height, scale, massing, setbacks, sound and artificial light buffering, building materials and design features of new development shall be determined with regard to minimizing their impact on Sharon Temple. It shall be demonstrated through the preparation of a Heritage Impact Assessment that the heritage attributes of the Sharon Temple will be conserved. Mitigative measures identified in the Heritage Impact Assessment may be required as a condition of approval of development and site alteration applications.

Note 6: OMB case PL141140, December 23, 2015;  
<http://www.omb.gov.on.ca/e%2Ddecisions/pl141140%2Ddec%2D23%2D2015.pdf>

Note 7: The property was designated by by-law in 2010. The Statement of Cultural Heritage Value or Interest reads:

The cultural heritage value of the Stephen Murphy Houses and Store is related to their Second Empire design, popularized in the late 19th century and identified by the mansard roof. The cultural heritage value of the properties is also linked to their contribution to the evolution of the Church Street neighbourhood as the centre of gay culture in Toronto. Beginning in the early 1990s, the buildings were occupied by the Barn and Stables, a popular gay nightclub. The context of the properties contributes to their cultural heritage value. The Stephen Murphy Houses and Store are prominent local features and visible corner buildings that, in appearance and scale, relate to the adjoining residential neighbourhood along Granby Street and McGill Street.

The list of heritage attributes does not include mention of views. The south wall with the mural (up against which the proposed tower would have been built) and the west wall are specifically excluded.

# Respect the Plan

This proposal fails to comply with the Downtown Secondary plan and should be rejected. The proposal specifies a height of 25 stories which is more than 4 times the maximum allowed under the plan which is 6.

The Downtown secondary plan has been developed by professionals, with public input, and paid for by Guelph citizens. The Plan was endorsed by Council and subsequently received the Ontario Professional Planners Institute “Excellence in Planning” award, one of the most prestigious awards given for planning achievement in Ontario.

The Plan balances various needs and values across the city as a whole, and prevents development that may cause harm. The proposals by developers generally try to fit (or not in this case) into the restrictions of the Official Plan.

Developers have a fiduciary duty to their shareholders to try to maximize the profit that can be extracted from a particular plot of land. So, they have to try for the maximum density allowable. They also can't include affordable units because of the imperative to maximize profit. If council required that affordable units be included, then they could be included without the developer running afoul of their shareholders.

Council has a duty to maximize benefits to the community as a whole, and to prevent injury, so must consider all factors, not just ones that facilitate the desires of developers.

The Official Plan is the tool that allows staff and Council to ensure that development is balanced. I am concerned that the integrity of the Plan may be damaged if large deviations are allowed. If developers begin to feel that it is now open season on the Plan, we will see many more attempt to circumvent it.

The Plan protects developers. It protects them from community groups that may be unhappy with development that is allowed. But if we are to enter open season on the Plan, then it will be open season for everyone, not just developers, and every proposal will be fought over. Allowed or not.

This proposal should be sent back to the drawing board to be replaced by one that complies with the Official Plan



February 5, 2019

Guelph City Clerk  
1 Carden Street  
Guelph, ON

RE: Skyline Mixed Use Development Proposal - 75 Farquhar Street & 70 Fountain Street East

To Whom it May Concern,

We are writing in response to the planning application and proposed changes in the land use designation for 75 Farquhar Street and 70 Fountain Street. We offer our full support for the proposal.

As a long time business owner and operator in Downtown Guelph we see the need for more people living and working in the Downtown area. We think this proposed application provides for desperately needing investment in the Downtown as it brings more customers to our restaurant instead of living away of the Downtown core.

Please accept this letter of support for the development applications at 75 Farquhar Street & 70 Fountain Street East.

Thank You Kindly,

A handwritten signature in blue ink, appearing to read "Kristin van Eck". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**Kristin van Eck**

**General Manager**

The Western Burgers and Steaks  
Cowboys @ The Western  
226 706 3585  
[kristin.v@westernguelph.com](mailto:kristin.v@westernguelph.com)



February 5, 2019

Guelph City Clerk  
1 Carden Street  
Guelph, ON

RE: Skyline Mixed Use Development Proposal - 75 Farquhar Street & 70 Fountain Street East

To Whom it May Concern,

We are writing in response to the above planning application. We wish to offer our full support to the proposal.

We have been a long time business owner and operator in Downtown Guelph having more people working, living, and shopping in our downtown is vital to the future prosperity of our city and its economy.

Please accept this letter of support for the development application at the above noted property.

Thank you,

A handwritten signature in black ink, appearing to read "Bob Dehu", with a long horizontal flourish extending to the right.

Bob Dehu  
Vice President



February 5, 2019

Guelph City Clerk  
1 Carden Street  
Guelph, ON

RE: Skyline Mixed Use Development Proposal - 75 Farquhar Street & 70 Fountain Street East

To Whom it May Concern,

We are writing to offer our full support for the proposed application and land use change at 75 Farquhar Street and 70 Fountain Street.

We have been a long time business owner and operator in Downtown Guelph we see the need for more people living and working in the Downtown area. This proposal brings more people around the Downtown at all times of day making it a safer place to be and encourages people to want to come shop and dine in the area.

Please accept this letter of support for the development application at the above noted property.

Thank You Kindly,

A handwritten signature in black ink, appearing to read "Bob Dehu". The signature is stylized and fluid.

Bob Dehu  
Owner/Operator  
519-249-6500  
[bdehu@sympatico.ca](mailto:bdehu@sympatico.ca)



February 5, 2019

Guelph City Clerk  
1 Carden Street  
Guelph, ON

RE: Skyline Mixed Use Development Proposal - 75 Farquhar Street & 70 Fountain Street East

To Whom it May Concern,

We are writing in response to the above planning application. We wish to offer our full support to the proposal.

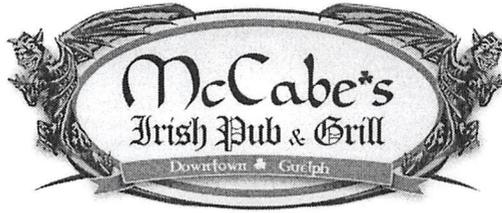
As a business owner and operator in Downtown Guelph we see the need for more people living and working in the Downtown area. With businesses leaving the Downtown, it is more important than ever to bring people living and working in the area to help keep the vitality and prosperity Downtown business.

Accordingly, please accept this letter of support for the development application at 75 Farquhar Street & 70 Fountain Street East.

Sincerely,

A handwritten signature in black ink, appearing to be "Bob Dehu", written in a cursive style.

Bob Dehu  
Owner – Palace/Trappers  
519-249-6500



February 5, 2019

Guelph City Clerk  
1 Carden Street  
Guelph, ON

RE: Skyline Mixed Use Development Proposal - 75 Farquhar Street & 70 Fountain Street East

To Whom it May Concern,

We are writing to offer our full support for the proposed application and land use change at 75 Farquhar Street and 70 Fountain Street.

We have been a long time business owner and operator in Downtown Guelph having more people working, living, and shopping in our downtown is vital to the future prosperity of our city and its economy. We need more options for people to live downtown and more office jobs to support our local retailers and restaurants.

Please accept this letter of support for the development application at the above noted property.

Thank You Kindly,

A handwritten signature in black ink, appearing to be 'Bob Dehu', is written over a faint, light-colored signature line.

Bob Dehu  
Vice President  
519-249-6500  
[bdehu@sympatico.ca](mailto:bdehu@sympatico.ca)



February 5, 2019

Guelph City Clerk  
1 Carden Street  
Guelph, ON

RE: Skyline Mixed Use Development Proposal - 75 Farquhar Street & 70 Fountain Street East

To Whom it May Concern,

We are writing to offer our full support for the proposed application and land use change at 75 Farquhar Street and 70 Fountain Street.

We have been a long time restaurant and business owner in Downtown Guelph we see the need for more people living and working in the Downtown area. This proposal brings more people around the Downtown at all times of day making it more accessible for people to shop and dine here.

Please accept this letter of support for the development application at 75 Farquhar Street & 70 Fountain Street East.

Kind Regards,

A handwritten signature in black ink, appearing to read "Bob Dehu", written over a light grey background.

Bob Dehu  
Vice President  
519-249-6500  
bdehu@sympatico.ca



February 5, 2019

Guelph City Clerk  
1 Carden Street  
Guelph, ON

RE: Skyline Mixed Use Development Proposal - 75 Farquhar Street & 70 Fountain Street East

To Whom it May Concern,

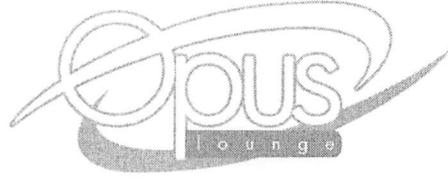
We are writing to offer our full support for the proposed application and land use change at 75 Farquhar Street and 70 Fountain Street.

As a long time business owner and operator in Downtown Guelph we see the need to have more people living and working in the downtown. Having more people working, living, and shopping in our downtown is vital to the future prosperity of our city and its business community. As housing and business move further away from the core, entertainment establishments struggle to maintain a consistent customer base.

Please accept this letter of support for the development application at 75 Farquhar Street & 70 Fountain Street East. We hope that council votes in favour of investing downtown.

Sincerely,

Bob Dehu  
Owner/Operator  
519-249-6500



February 5, 2019

Guelph City Clerk  
1 Carden Street  
Guelph, ON

RE: Skyline Mixed Use Development Proposal - 75 Farquhar Street & 70 Fountain Street East

To Whom it May Concern,

We are writing in response to the above planning application. We wish to offer our full support to the proposal.

As a long time business owner and operator in Downtown Guelph we see the need to have more people living and working in the downtown. Having more people working, living, and shopping in our downtown is vital to the future prosperity of our city and its business community.

Please accept this letter of support for the development application at the above noted property.

Kindly,

A handwritten signature in black ink, appearing to read "Bob Dehu", with a long, sweeping underline.

Bob Dehu  
Owner/Operator  
519-249-6500  
[bdehu@sympatico.ca](mailto:bdehu@sympatico.ca)

February 7, 2020

To                   Greg Jones, President  
SkyDev  
5 Douglas Street, Suite 301  
Guelph ON, N1H 2S8

From:               The Guelph & District Association of REALTORS®  
221 Woodlawn Road West, Unit C6  
Guelph, ON N1H 8P4

Lack of supply is impacting people in our community's ability to find a home.

According to the Guelph CMHC rental market report, Guelph's vacancy rate of 1.4% is almost half of the national average of 2.4%.

Many of the barriers to creating additional housing supply reside at the municipal level. Adequate housing is an integral part of sustainable communities. Guelph requires housing near environmentally sustainable infrastructure, such as transit routes.

REALTORS® encourage the creation of new housing supply, and the development of sustainable communities.



---

Matthew Bennett-Monty, President  
Guelph & District Association of REALTORS®

221 Woodlawn Road West, Unit C6, Guelph ON, N1H 8P4

P: (519) 824-7270 E: [info@gdar.ca](mailto:info@gdar.ca) W: [www.gdar.ca](http://www.gdar.ca)

Feb. 6, 2020

To: City Council

RE: 25-storey building proposed for 70 Fountain St.

I am writing to put forth my opposition to the proposed building on Fountain St. There are obviously numerous reasons why this building should not be built so I will only state the obvious.

1. This is a Heritage Building. Please do not make a mockery of the designation. The idea of repurposing the historical façade in the new building is a joke. The artist rendering of the new building does not come close to having any resemblance to the “historical” building.
2. The proposed modern, tall, thin building will be an eyesore in the downtown core which is surrounded by low rise limestone buildings.
3. The building will block the view of Church of our Lady from many angles. The church is a jewel in Guelph and should not be overshadowed by this proposed building.

It's disappointing to hear of developers seeking amendments to the Official Plan and zoning bylaws and that these amendments are being granted. Why have the plans and laws in place at all if they can be bought off by the highest bidder?

Consider what European cities have done to protect their historical city cores. Place the high rises on the fringe of the core which has successfully been done by Tricar with RiverRun and RiverMill condos.

I urge Guelph city council to not make of mockery of our historical downtown core with this modern albatross.



Laura Lalonde

