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To: [Mayors Office](#); [Erin Caton](#); [Dan Gibson](#); [Rodrigo Goller](#); [Carly Klassen](#); [Phil Allt](#); [Michele Richardson](#); [Christine Billings](#); [Linda Busuttill](#); [Leanne Caron](#); [Cathy Downer](#); [Ken Yee Chew](#); [Dominique O'Rourke](#); [Clerks](#)
Subject: 716 Gordon Decision Meeting MPCA submissions
Date: Wednesday, October 11, 2023 3:23:50 PM
Attachments: [Attachment-10 Community Energy Initiative Contribution.pdf](#)

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Dear City Council and Mayor Guthrie,

The Mayfield Park Community Association asks that you carefully review our concerns regarding the 716 Gordon application and either defer the decision or deny it as outlined below.

The items listed below, along with the original submissions made are significant concerns that cannot be dealt properly after the decision has been made. If it is approved, we may have no alternative but to appeal the decision. We would prefer to work with everyone involved to avoid a hearing.

Regards,

Mayfield Park Community Association

The Mayfield Park Community Association makes the following submissions to support a request to defer the vote on the application regarding 716 Gordon. If that is not feasible the application should be denied.

1. The Noise Impact study should be conducted, submitted, and reviewed to allow for proper assessment by the City Planning Department, Council, and for consultation with the adjacent neighbourhood before Application is approved and any changes made to Bylaws or zoning.
2. An acceptable Landscape Plan should be required, which does not allow for the destruction of the majority of the mature trees on the eastern border of the property and ensures the safety of the trees on bordering properties. This should be provided by the developer before the Application is approved and before changes are made to Bylaws or Zoning.
3. The building designation should remain as Post Secondary Residence unless the parking allowance and visitor spaces are increased to reflect the currently-required parking allowance for developments designated Apartment Buildings.

Noise Feasibility Study

The Noise Feasibility Study needs to address noise from the proposed terraces and from service and vehicle traffic on eastern side of the property.

This study needs to be provided before approval, and should include public consultation with the adjacent neighbourhood. In the proposal there has been no consideration for alternatives to, or limitations on, open terraces to address noise and safety concerns.

There has been no response to the neighbourhood's concerns nor any invitation to meet, other than the initial information meeting.

There is no support for the developers' Classification of this as a Class 1 environment as opposed to a Class 2 environment, given the development's proximity to a low density residential neighbourhood.

The Noise Feasibility concerns need to be addressed before the vote occurs or the application should be denied.

The Fortens report recommends splitting the building into two separate structures for planning considerations. This has not been addressed.

Presumably it would eliminate one of the terraces, if this separation were required. There is no indication that this recommended separation is being required as a condition for approval of the application.

* Fortens Planning Report

<https://pub-guelph.escribemeetings.com/filestream.ashx?DocumentId=41047>

Tree Preservation

At no point in the Staff Decision Report do Staff mention, let alone recommend, protecting the large stand of mature trees on the property. There is no reference to tree preservation or the City's Canopy Strategy in the Decision Report other than recommending a 6-metre wide landscaped buffer to be developed along the easterly property line.

The proposed Site Plan approval includes a requirement that the Developer provide an updated arborist report and tree management plan prior to any grading or tree removal or site plan approval. Moving this requirement to the Site Plan approval removed any right or need for public consultation. This, then, relegates the matter to a "please consider" category and eliminates the possibility of the City and its residents having any meaningful input or control over the destruction of the existing natural buffer. The preservation of the trees was a part of the original development plan proposed by the Developer at the OMB hearing.

The City's One Canopy Strategy is being undermined by moving this issue to the Site

Plan stage. Removing and replacing existing trees or paying tree removal compensation fees is not an acceptable solution to these serious concerns. The language of “strong suggestion “ is not enough.

The Applicant should be required to participate in a process that results in an acceptable Tree Preservation and Protection Plan prior to approval.

All of the work recommended in the Internal Memo by Rory Barr Templeton, Landscape Planner, dated September 27, 2023 should be completed before the Application and zoning Bylaw is voted on or approved.

* Internal Memo September 27, 2023 from Rory Barr Templeton

Parking

The parking allowance recommendations by the developer are based on studies of usage by students.* If a reduced number of parking spaces and visitor spaces is to be allowed, the designation should remain as a Post Secondary Residence. If this changes to Apartment, there should be no reduction in parking space allowance.

Designation as Apartment v Post Secondary Residence

The OMB decision and all of the plans for reduced amenity space and density have been based on this development being a post secondary residence. Removal of this designation undermines all of the developer’s plan for increased density well over and above any apartment building in the city reduced amenity space and parking.

* Attachment 10 Sustainability Statement dated February 13, 2023
<https://pub-guelph.escribemeetings.com/filestream.ashx?DocumentId=41048>

Regards,

Mayfield Park Community Association



Sustainability Statement

Project: Aventus Developments
Student Residence
716 Gordon St.
Guelph, ON

Date: February 13, 2023

Height Details: 11-Storey Max (36.18m)

Density Details: 532 Dwelling Units

Prepared By: SRM Architects Inc.

The City of Guelph's Community Energy Initiative (CEI) lays out a strategy for the reduction of emissions generated by construction. With the goal to reduce corporate greenhouse gas emissions to Net Zero by year 2050. The Community Energy Plan (CEP) focuses on five goals: Investment with a sustainable energy future; reliable, competitive energy, water, transport services available; reducing greenhouse gas emissions; reducing energy & water consumption; and publicly funded investments supporting these four goals.

Sustainable strategies to be incorporated or being considered for incorporation into the design, which are aligned with the CEI and CEP are summarized below:

Table with 2 columns: Transportation and Transit Access. Transit Access text: The site is located along Gordon Street, which serves as a key transit corridor through the City. The site is 200m from four bus stops and served by at least 10 bus routes. It is also directly adjacent to a painted bicycle lane network. This makes it a prime location for the development of 1149 bedrooms targeted towards Guelphs sizable student demographic, many of whom use public transit or cycle as their primary mode of transportation and would benefit from proximate transit access. Motor Vehicle Parking: Vehicle parking is proposed to be provided at a rate of 0.25 spaces per bedroom. This rate is based on values from focused studies of actual vehicle usage of students, our population segment, to ensure adequate amounts of parking are provided.

	<p>Bicycle Parking: The number of bicycle parking is provided in accordance with the draft comprehensive zoning by-law. The proposed design includes a total of 590 bicycle spaces.</p> <p>EV Charging Stations: All parking will be equipped with EV ready conduit enabling future installation of EV parking. Several surface visitor EV parking spots will be provided at time of construction.</p> <p>Alternative Transportation: Car-shares will be available as another alternative transportation option.</p>
<p>Waste Management</p>	<p>Waste to be tri-streamed. In addition to privately provided garbage pick-up, recycling and composting will be managed at the Refuse Rooms at Ground level and P1 level for each tower, alongside a compactor in the Garbage Room.</p> <p>Furthermore, building management can provide programs where students can <i>“Leave what you don’t need, take what you can use”</i>; battery recycling and electronic waste disposals which often have incentives in the community. As an already popular strategy across the GTHA and particularly in student residences. This is an effective way to keep useful things out of the landfill through cyclical reuse, and reduce overall waste created.</p>
<p>Water Resources & Use</p>	<p>Options for water collection strategies will be explored with our mechanical engineering team. For instance, stormwater can be collected for use irrigating outdoor landscaped areas. Landscaped areas will be planted with native species suited for the climate, which will help support the local ecology and an overall reduction in water consumption.</p>

<p>Waste-water Management</p>	<p>Stormwater run-off will be reduced through slow-drain design and collection to mitigate the storm water load on municipal sewers. Increasing soft landscaping and permeable paving will help mitigate stormwater runoff on the site. Strategic locations where accent planting and permeable paving options can be supported and further mitigate building run-off will be investigated. The use of bioretention swales to treat parking lot stormwater run-off was considered, but deemed infeasible because of site grading constraints.</p>
<p>Built Infrastructure</p>	<p>Affordable Housing: Ability to house a growing population at affordable costs is a less discussed aspect of sustainability. Options for affordable housing were considered for this proposal, and we will continue to investigate options for viable publicly funded investment in affordable housing for students. Our client is researching current CMHC programs and Wellington County guidelines to determine whether subsidies and low-cost loans can help us achieve affordable housing solutions. Programs which provide incentives toward affordable housing will be further analyzed as the design progresses.</p> <p>However, the target demographic of students generally makes the development unsuitable to provide typical affordable housing units. Instead, the proposal will increase units of purpose-built student housing close to the university, and thus reduce market pressures to convert more traditional single-detached housing stock in the area for this purpose. Ultimately, this would increase availability and affordability of homes in surrounding neighborhoods for families.</p> <p>Materials & Construction: it is sustainably minded choosing quality design and longevity of finishes. The development is to be well-constructed, with durable, long-lasting materials selected with students in mind. This is economical in terms of environmental costs, as it reduces the frequency the development required</p>

	<p>renovations and at which building components need to be replaced, thus reducing the embodied energy and carbon the building will accumulate over its life cycle.</p>
<p>Environmental Performance & Thermal Comfort: Strategies for Heating & Cooling</p>	<p>Mechanical Systems: We have used geothermal systems in the past for High Performance buildings. However, this system was deemed to be unsuitable for this development. Nonetheless, efficient heating & cooling systems are a priority for us. In conjunction with our mechanical engineering team, an Energy Recovery Ventilation (ERV) system will be provided that will be able to efficiently provide thermal comfort to residents, while minimizing the buildings overall energy consumption.</p> <p>Building management would be able to control public area loads by reducing make-up air during off-peak hours in amenity and corridor areas. While each unit will be thermally controlled by its user to adapt to their needs, an overall range may be set by facility management.</p> <p>Natural/Passive Systems: Operable windows will allow for natural ventilation of habitable spaces. This improves air quality within the building and reduces energy consumption when outdoor conditions are suitable.</p> <p>Building Envelope: A high performance building envelope will be designed for the development, with a insulative range of R10-20 for walls, and equal or higher values for roof assemblies. Performative options for fenestration with suitable reflective coatings are also a key consideration.</p> <p>Building Form: Design and orientation of the building form minimizes east and west exposure, while maximizing southern exposures. This configuration is optimal for passive control and utilization of solar-heat-gain to reduce the buildings heating loads in the winter, and cooling loads in the summer.</p>

<p>Energy Resources: Wind, Solar & Other Sources</p>	<p>Rooftop Solar: Large areas of open rooftop space, present opportunities for solar energy systems to reduce or offset energy consumption. Although these systems are not included as part of the proposed design, these rooftop spaces future-proof the building by enabling options for on-site energy generation to be implemented.</p> <p>Energy Offsetting: Although investigated other forms of on-site energy generation – excluding solar – were deemed to be unsuitable. A possible alternative is to buy a percentage of the electricity utilized from renewable energy sources. Some energy providers have the option to reduce emissions footprint by allowing building owners, or facilities management, to mitigate energy usage through the purchase of available renewable energy to offset typical use. Bullfrog Power is a Canadian green energy retailer that offers renewable energy sources such as wind, and low-impact hydro. Requirements to make the development ready for this option can be explored if it is of interest.</p>
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Considering the goals and measurement guidelines delineated through the CEP and CEI, we believe the proposed development supports the goals of both and will have a positive sustainable impact benefiting occupants and the community. This includes convenient access to public transportation and cycling infrastructure, access to EV charging; reduced water consumption through rainwater collection for irrigation, reduction of energy usage through natural lighting strategies, natural ventilation, envelope performance; and building form; as well as an overall reduced greenhouse emissions footprint compared to typical buildings of this type and size. Furthermore, the proposed bicycle and vehicular parking will adequately serve the site and encourage active transportation. The project will also investigate opportunities to fulfill requirements for publicly funded investment in the creation of affordable housing strategies for students, should they prove to be viable.