

## Scott Frederick – July 2020

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. In addition the proposal call for a shift from institutional employment use to residential. As the staff report outlines, there is adequate residential supply under development, it is employment lands that need protection and development.

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.

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. The Plan protects developers from community groups that may be unhappy with development that is allowed by the Plan, and it protects communities from inappropriate development. 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.

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 attempts to circumvent it.

I agree with the staff recommendation to reject this proposal. The appropriate process for adapting the plan as time goes on is the Municipal Comprehensive Official Plan Review, not ad-hoc proposals.