

December 23, 2015

Iler Campbell LLP Barristers and Solicitors
150 John Street, 7th Floor
Toronto, ON M5V 3E3

Attention: Shelina Ali

Dear Ms. Ali:

**RE: Friends of the Homewood Grounds
Committee of Adjustment Applications for 148-160 Delhi Street and
49 Emma Street, Guelph**

Thank you for your correspondence dated November 4, 2015. We understand that your client has a number of concerns that we believe may be addressed by providing some information regarding the various planning applications in question.

Committee of Adjustment Applications

The Committee of Adjustment has received three applications from Schlegel Health Care Inc. (“Schlegel”, or the “Applicant”), numbered B-19/14, A-57/14 and A-58/14. All applications were received by the City on May 21, 2014.

All three applications went to the June 12, 2014 Committee of Adjustment hearing and were deferred *sine die* at the applicant’s request. The applicant requested this deferral to allow the applicant sufficient time to prepare an Environmental Impact Study (EIS) and a Cultural Heritage Resource Impact Assessment (CHRIA).

All three applications also went to the June 11, 2015 Committee of Adjustment hearing and were deferred *sine die* at the applicant’s request. The applicant requested this deferral to allow the applicant sufficient time to obtain support of the EIS from the Environmental Advisory Committee, and support for the CHRIA and a previously submitted Cultural Heritage Resource Evaluation Report (CHRE) from Heritage Guelph.

Purpose of Consent Application

The purpose noted on the application for consent No. B-19/14 is the ‘creation of a new lot’. Additional information was provided by the Applicant in their covering letter for the application that further explained the ‘creation of the new lot’ as being for ‘financing/mortgaging’ purposes.

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When the consent application returns to the Committee of Adjustment for a hearing, the Committee members will be notified of this additional reasoning. However, the application will be evaluated on its merits using the enumerated criteria in the Planning Act and the Official Plan as they relate to the creation of a new lot.

At this time, no plans for future development or site alteration have been disclosed to the City in relation to the consent application. All concerns regarding future development can and will be addressed at such time as any future development applications are made.

Cultural Heritage Impacts

The Applicant is currently addressing concerns raised regarding the impact of the consent application on the cultural/built heritage resources. They are working with City staff and Heritage Guelph to prepare a CHRIA, and have already prepared and submitted a CHRE which included a comprehensive history of the development of Homewood Health Care since 1880, and provides the foundation for the CHRIA. To date, the CHRE and the CHRIA submitted by the Applicant in support of the Consent application have not been fully supported by City staff or Heritage Guelph.

Heritage Guelph is an appointed advisory committee of City Council. In an advisory capacity, Heritage Guelph is responsible for advising Council on matters relating to the architectural, cultural and landscape heritage of the City. Heritage Guelph's meetings are open to the public, and members of the public may register as a delegate or submit comments to speak to specific concerns.

Environmental Impacts

As noted above, the Applicant is also currently addressing concerns raised regarding the environmental impact of the consent application by working with City Staff and the Environmental Advisory Committee to prepare a suitable EIS.

The Environmental Advisory Committee is also an appointed committee of Council whose meetings are open to the public, and members of the public may register as a delegate, or submit comments to speak to specific concerns.

Applicable Official Plan Amendment

The Schlegel's applications to the Committee of Adjustment were received on May 21, 2014, which is prior to the Ontario Municipal Board's approval of the Official Plan Amendment (OPA) Number 42. Accordingly the then-current version of the Official Plan will apply to the Schlegel's applications.

Public Process

As the Council-delegated Approval Authority for consents granted under s.53 of the Planning Act, the Committee of Adjustment holds public hearings for consent

applications. City staff have conducted a pre-consultation with the Applicant and support a Consent and Minor Variances as the correct public process for all three applications.

Should a public hearing be scheduled for the Schlegel's applications, a public notice of hearing will be given pursuant to section 3 of O.Reg. 197/96 and section 3 of O.Reg. 200/96. The Friends of Homewood Grounds are welcome to share their concerns for Committee consideration by submitting them in writing to the Secretary-Treasurer of the Committee of Adjustment, or by attending a Committee of Adjustment hearing in the event that the applications are re-heard.

The Committee of Adjustments will evaluate the applications based on their merits, with consideration to comments from City staff and the general public. The Committee will also consider whether a plan of subdivision is necessary having regard to the criteria set out in the Official Plan (s.9.9) and section 51(24) of the Planning Act.

Site Plan Application

A site plan application was submitted to the City by the Applicant on September 18, 2013 (the "Site Plan Application"). The Site Plan Application contemplates various improvements across the property, the two largest being the construction of a new 2,483 square metre building south of the existing manor building and the addition of 205 new parking spaces on the east side of Delhi Street.

Other improvements include:

- a) associated landscaping and streetscaping improvements along Delhi Street in front of the proposed building, the 'Manor Building', and the parking lot;
- b) an addition to the existing 'Riverview Building';
- c) a new atrium over the terrace at the rear of the existing 'Manor Building'; and,
- d) a new driveway between the existing 'Vista Building' and existing 'Colonial Building'.

To address the cultural heritage and environmental impacts of the Site Plan Application, the City requires the Applicant to submit an EIS and a CHRIA for review and approval prior to final site plan approval. Through the site plan process, City staff have also provided comments to the Applicant regarding the proposed urban design, streetscaping, landscaping, heritage impacts, environmental impacts, traffic and parking impacts, and engineering considerations of development proposed in the Site Plan Application. These comments must be addressed by the applicant prior to receiving site plan

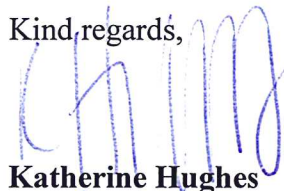
approval. A CHRIA report dealing specifically with the proposed addition to the Manor Building and the proposed demolition of the Nurse's Residence on the north side of Delhi Street has been submitted for review by City staff and Heritage Guelph with the Site Plan Application. To date, the CHRE and the CHRIA (Manor Building and Nurses Residence) have not been fully supported by City staff or Heritage Guelph.

The proposed development contemplated in the Site Plan Application has not yet been approved by the City. While much of the site plan process is not public, there are opportunities for involvement by the Friends of Homewood through both the Environmental Assessment Committee and through Heritage Guelph.

Conclusion

As indicated above, we appreciate the Friends of Homewood's concerns, and sincerely hope that the foregoing alleviates and addresses some of those concerns. Please let us know if we can be of further assistance.

Kind regards,



Katherine Hughes
Associate Solicitor