

# Planning Justification Report

360 Woolwich Street & 15 Mont Street  
City of Guelph

**Zoning By-law Amendment Application**  
**J. David McAuley & 894419 Ontario Ltd**

August 2015



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# 1. Introduction & Background

GSP Group Inc. (GSP) has been retained by J. David McAuley and 894419 Ontario Ltd. to prepare a Planning Justification Report in support of a Zoning By-law Amendment Application for land located on the northwest corner of Woolwich Street and Mont Street, Guelph (herein referred to as the “Site”). The Site is 0.1 hectares in size, with approximately 14 metres of frontage on Woolwich Street and 52 metres of frontage on Mont Street (Figure 1). The Site comprises of properties known municipally as 360 Woolwich Street and 15 Mont Street.

The Zoning By-law Amendment Application was submitted in June of 2014 by the Applicant and the Notice of Complete Application was issued by the City of Guelph on August 8, 2014. Prior to submitting the Application, the Applicant met with area residents to discuss the development proposal in March of 2014. The following reports were submitted with the Application:

- Proposed Site Plan, prepared by J. David McAuley Architect, dated March 2014
- Existing Conditions Site Plan prepared by J. David McAuley Architect, dated Feb 2014
- Heritage Impact Assessment, prepared by CHC Limited, dated April 2014
- Tree Conservation Plan, prepared by Aboud & Associated Inc., dated June 2014
- Covering Letter and Parking Justification, prepared by J. David McAuley Architect, dated June 2014
- Urban Design Brief prepared by J. David McAuley Architect, dated September 2014
- Preliminary Servicing and Stormwater Management Brief, prepared by C.F. Crozier & Associates Inc., dated June 2014

The Statutory Public Meeting was held on December 8, 2014 and a subsequent neighbourhood meeting chaired by Glenn Poitier, independent facilitator on January 14, 2015.

In response to the public meeting, on-going dialogue with City staff and discussions with eight neighbourhood representatives, the Applicant revised the development concept for the Site and attended a neighbourhood meeting on April 29, 2015. The original development concept included the retention of the office building at 360 Woolwich Street and a building addition, providing a total of eight (8) dwelling units and



Site Context  
Source: GRCA Aerial Imagery (2010)

Figure  
**1**

8 parking spaces. The revised development concept maintains the existing office space on the ground floor and the dwelling unit on the second floor at 360 Woolwich Street and reduces the size and height of the building addition to include only five (5) additional dwelling units (for a total of six dwelling units) and added 1 parking space for a total of 9. Following the April 29, 2015 meeting, further revisions were made to the concept plan to reduce the footprint and increase the rear yard setback from 17 Mont Street. Copies of these were submitted to the neighbourhood and City on May 6, 2015. The reduction in the building addition increased yard setbacks from the low rise residential development to the west. This Planning Justification Report provides an analysis of the revised development concept.

To permit the revised development, the applicant is requesting that the Site be rezoned from “R.1B” and “OR” to a Specialized “R.4D” Zone with the following site specific regulations:

- In addition to the uses permitted in the R.4D Zone, an “Office” and “Artisan Studio” be permitted, provided that the use is located within 16 metres of the Woolwich Street lot line and is a maximum of 135 square metres in size;
- To permit a minimum front yard setback (Woolwich Street) of 0.5 metres, whereas the By-law requires a minimum setback of 3.0 metres;
- To permit exterior stairs to be setback 0.0 metres from a front lot line (Woolwich Street), whereas the By-law requires a minimum setback of 0.8 metres;
- To permit a minimum exterior side yard setback of 1.7 metres, whereas the By-law requires a minimum setback of 3.0 metres;
- To permit a minimum rear yard setback (western property line) of 4.5 metres, whereas the By-law requires a minimum setback of 10.4 metres;
- To permit a minimum side yard setback (northern property line) of 0.8 metres, whereas the By-law requires a minimum setback of 7.5 metres;
- To permit a minimum driveway width to a parking area of 3.7 metres, whereas the By-law requires a minimum setback of 6.0 metres;
- To require a minimum of one (1) off-street parking space per dwelling unit, whereas the By-law requires a minimum of 1.5 off-street parking spaces per unit;

- To require a minimum of one (1) off-street parking space per 45 square metres of Office Use and Artisan Studio Use, whereas the By-law requires a minimum of one (1) off-street parking space per 33 square metres;
- To permit a setback to a parking space of 0.3 metres (eastern property line) and 1.5 metres (western property line); whereas the By-law requires a minimum of 3.0 metres; and,
- To permit a maximum building height of 3 storeys, whereas the By-law permits a maximum building height of 4 storeys.

## 2. Site Context

### 2.1 Site

The Site is located at the northwest corner of the Woolwich Street and Mont Street intersection, immediately north of Downtown Guelph. Known municipally as 15 Mont Street and 360 Woolwich Street, the Site is 0.1 hectares in size. Combined, the two properties have approximately 14 metres of frontage on Woolwich Street and 52 metres of frontage on Mont Street (Figure 1). The Site is generally flat with some mature trees around the perimeter of the property. There are three (3) maple trees along Mont St., north and east perimeter Norway Maple, Ash, Manitoba Maple trees, and in the interior Ash, Juniper, Buckthorn and Japanese Maple.

360 Woolwich Street is currently occupied by a 2 ½ storey mixed use building, containing both an office (occupied by J. David McAuley Architect Inc. since 1981) and a residential dwelling unit (personal residence of David McAuley). The building is on the City of Guelph's Heritage Register as a non-designated property. The building is primarily constructed of red brick and is considered an Edwardian style. The building is currently setback approximately 0.5 metres from the front lot line (Woolwich Street) and 1.7 metres for the exterior side lot line (Mont Street).

**Image 1: 360 Woolwich Street (Front Façade)**



*Source: GSP Group, June 2015*



The office space has been utilized by McAuley Architects since 1982. In the 1980s' and early 1990s's, the office included approximately 13 employees. Currently, the office includes 4 full-time employees. There are a total of three (3) off-street parking spaces for 360 Woolwich Street.

15 Mont Street is currently occupied by a 1 ½ storey single detached dwelling with a private driveway providing access to a single detached garage in the rear yard. The dwelling is neither a designated or listed heritage house (see Heritage Impact Assessment). The existing dwelling is a cottage architectural style with blue siding. The rear yard amenity area is characterized by gravel, with grassed landscape areas along the property lines and solid board fences on the west and north dies and chain link fence on the east. The dwelling is currently located 0.54 m from the western property line.

**Image 2: 15 Mont Street (Front Façade)**



*Source: GSP Group, June 2015*

**Image 3: Rear Yard of 15 Mont Street (looking west towards 17 Mont Street)**



*Source: GSP Group, June 2015*

## 2.2 Surrounding Land Uses

The land surrounding the Site are generally characterized as office, commercial and residential (Figure 2 and 3).

Land to the east is a predominately low density residential neighbourhood with single detached dwellings. Mont Street is a stable residential street with dwellings dating generally between the 1870s' and the 1960s'. Two (2) new single detached dwelling units were constructed in 2006 at 17 and 19 Mont Street. The new dwellings are 2 ½ storeys in height and have a frontage of 10.97 metres, side yard setbacks of 0.6 m on the west and 3.0 m on the east.

**Image 4: 17 and 19 Mont Street**



*Source: GSP Group, June 2015*

**Image 5: Mont Street (south side)**



*Source: CHC Limited, April 2014*





There are two (2) existing single detached dwellings to the south of the Site that are designated under the Heritage Act, 12 Mont Street and 358 Woolwich Street.

**Image 5: 358 Woolwich Street**



*Source: GSP Group, June 2015*

**Image 6: 12 Mont Street**



*Source: GSP Group, June 2015*

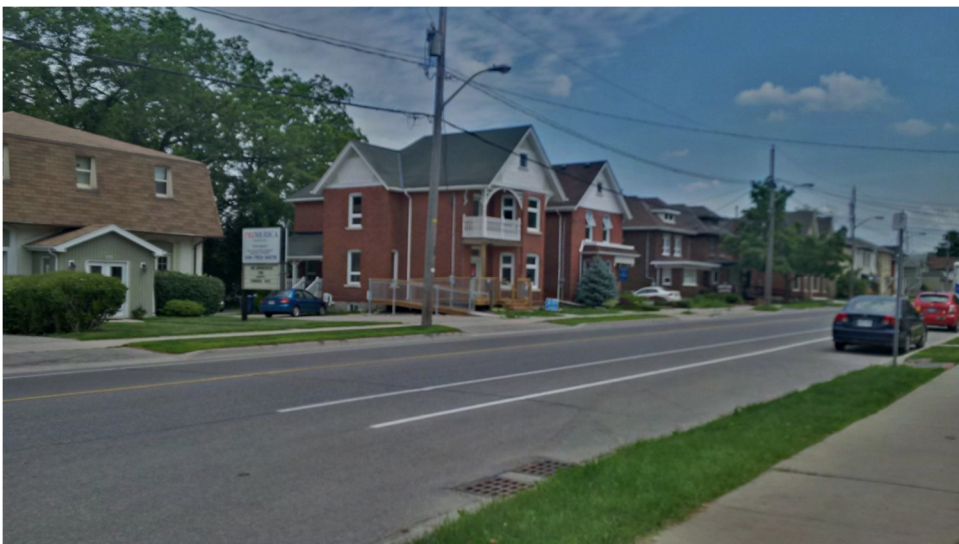
Generally properties to the north and south along Woolwich Street are primarily characterized by converted dwellings. Existing uses include both office and commercial, with limited residential units (including apartments) on the ground and upper floors. Building heights range from 1 to 2 ½ storeys in height.

**Image 7: Woolwich Street (looking north from Mont Street)**



*Source: GSP Group, June 2015*

**Image 8: Woolwich Street (looking south from Mont Street)**



*Source: GSP Group, June 2015*

The existing building to the north of the Site at 368 Woolwich Street (professional office on the ground floor and a dwelling unit above), has a paved rear yard for off-street

parking. The parking area abuts the existing rear yard of 15 Mont Street and 16 Extra Street, both low rise residential properties.

**Image 9: Rear Yard of 368 Woolwich Street**



*Source: GSP Group, June 2015*

The Site is located approximately 200 metres north of Downtown Guelph with transit, pedestrian and cycling connections to the downtown area and beyond. Transit Route #2 services Woolwich Street. Woolwich Street is an identified cycling route with dedicated cycling lanes in both the north and south bound direction.

The Site is also within a short walking distance to the Speed River trail system, Exhibition Park, which includes tennis courts, playground, wading pool, 3 baseball diamonds, football field, Hastings Stadium, arena and community centre. Also in proximity is the Victory School, Guelph Youth Music Centre, Goldie Mill and With-the-Grain.

On-street parking is available on both Woolwich Street (all day) and Mont Street (2 hour limit).

### 3. Proposed Development

The Applicant is proposing a 2 to 3-storey, mixed-use development on the Site. The development proposal includes the retention of the building at 360 Woolwich Street and the demolition of the dwelling at 15 Mont Street, 2 car garage at 360 Woolwich and single car garage at 15 Mont. An addition is proposed to the existing building at 360 Woolwich Street, extending the building from the rear façade towards to the west along Mont Street (Figure 4 and 5).

The development proposal will include the retention of the existing office use and dwelling unit at 360 Woolwich Street and the addition of five (5) new dwelling units. Overall, the development proposal represents an increase across the entire Site of four (4) dwelling units. Overall, the development provides a density of 60 units per hectare. The office use will continue to have a gross floor area of 131 square metres. New compact dwelling units are proposed to range in size from 750 to 1070 square feet and will be designed to provide an opportunity for live/work options.

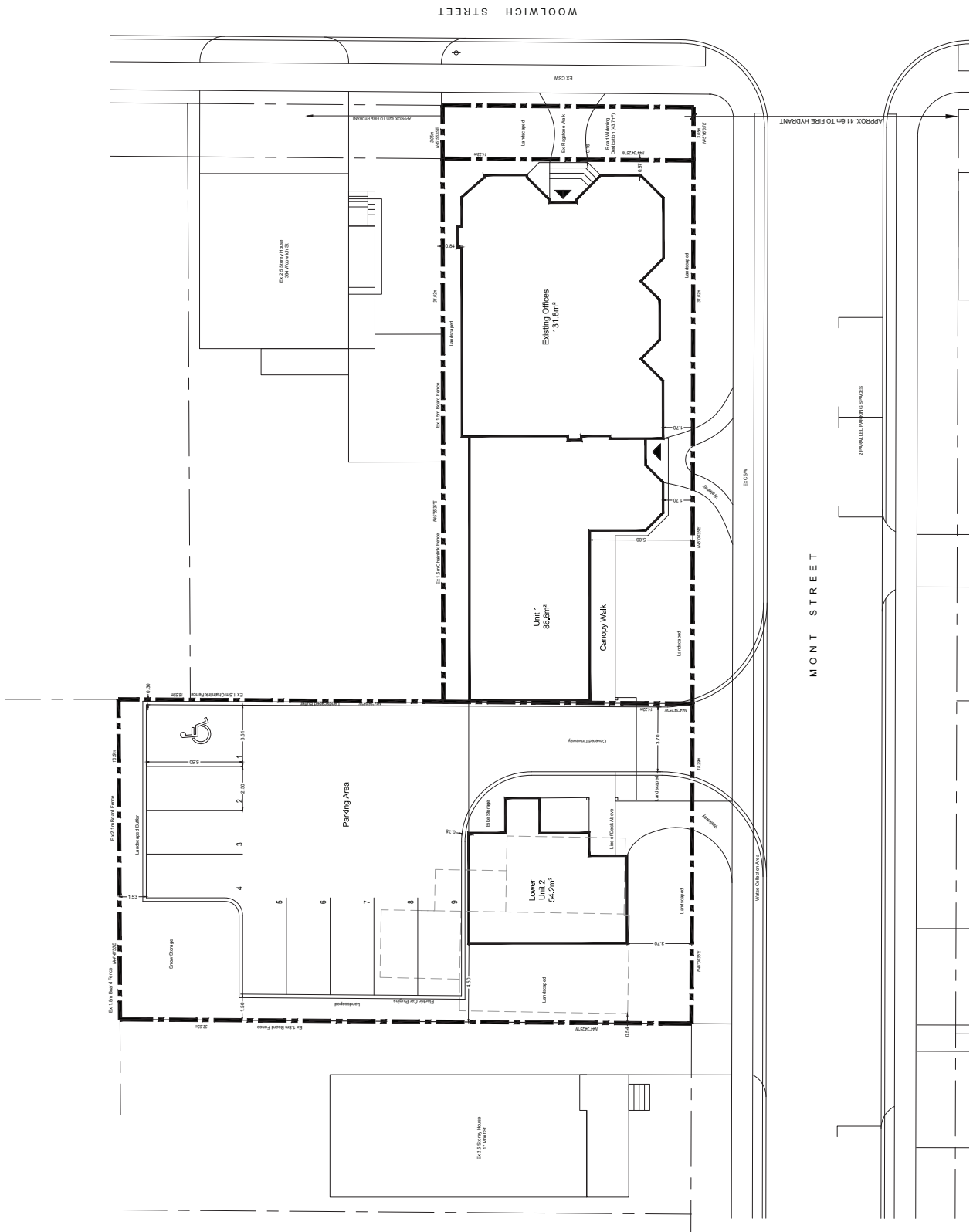
The intent of the development proposal is to provide alternative housing forms, in particular for semi-retired or individuals seeking to downsize, but still live within close proximity to downtown. Healthy building design, environmental sustainability and energy efficiency in building construction and lifestyle are core principles in this development proposal.

A rear parking area is proposed, with vehicular access from Mont Street. A total of 9 off-street parking spaces are proposed as well as landscape area to the northwest. The parking area will be accessed through a new driveway that is proposed to be covered by the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Bicycle parking is proposed under the covered driveway in close proximity to the dwelling units and office space.

A flat green roof is proposed above the portion of the development that is 2-storeys in height. The development proposal includes extensive landscaping along Mont Street to soften the building massing and will include shade trees, edible gardens, ground cover, ornamental shrubs and low landscaping.

The development has been designed to ensure that the height, style and massing are compatible with the surrounding low rise residential uses. While 3-storeys in height, the development will not exceed the height of existing single detached dwellings immediately to the west on Mont Street. A setback of 4.5 metres from the building





Source: J. David McAuley Architect Inc. (May 5, 2015); GSP Group (July 2015)

Figure 4



SOUTH ELEVATION (MONT ST.)



addition to the adjacent single detached dwelling is proposed, which is an increase from the current side yard setbacks on Mont Street. As noted in Section 2 of this report, the current dwelling at 15 Mont Street is setback 0.54 m from 17 Mont. Side yard setbacks along Mont Street are smaller towards Woolwich Street, and increase towards Exhibition Street, ranging from approximately 0.6 metres to 14 metres.

It is proposed that exterior north, south and east facades of the existing building at 360 Woolwich Street will remain unchanged. The original brick west wall will be restored and exposed inside the new entrance. The entrance to the office use will continue to be located along the Woolwich Street frontage. To transition from the heritage character of the building at 360 Woolwich Street, the first section of the addition will include a higher degree of glazing. The glazing will allow for increased daylight and views into the central lobby.

## 4. Policy and Regulatory Context

### 4.1 Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act and came into effect April 30, 2014. Section 3 requires that, “decision affecting planning matters shall be consistent with policy statements issued under the Act”.

The overriding vision of the Provincial Policy Statement, 2014 states that “*the long-term prosperity and social well-being of Ontarians depends on maintaining strong communities, a clean and healthy environment and a strong economy*”.

The following policies of the Provincial Policy Statement are relevant to the proposed applications for the site:

Section 1.1.1 states that healthy, liveable and safe communities are sustained, amongst others, by accommodating an appropriate range and mix of residential, employment (including industrial and commercial), institutional, recreation, park and open space, and other uses to meet long-term needs.

Section 1.1.3.2 provides policies related to settlement areas, stating that growth shall be focused to settlement areas and land use patterns shall be based on:

- a) *densities and a mix of land uses which:*
  - 1. *efficiently use land and resources;*
  - 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
  - 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
  - 4. *support active transportation;*
  - 5. *are transit-supportive, where transit is planned, exists or may be developed; and*
  - 6. *are freight-supportive; and*
- b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

Section 1.1.3.5 states that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

Section 1.4 of the PPS states that an appropriate range of housing types and densities shall be provided to meet the needs of current and future residents. Further, Section 1.4 states that new housing densities which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas shall be promoted.

Section 1.7 states that economic prosperity should be supported by, amongst others:

*b) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities*

*c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets*

*d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes*

Section 2.6 provides policies related to cultural heritage, stating that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Further, Section 2.6.3 states that development and site alteration shall not be permitted 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.

## **4.2 Growth Plan for the Greater Golden Horseshoe, 2006**

The Ministry of Public Infrastructure and Renewal (PIR) released the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) in 2006 (and consolidated in June 2013) to manage growth in Ontario. Similar to the PPS, the objectives of the Growth Plan include:

- Creating complete communities (live, work, and play);
- Offering a range of housing types;
- Discouraging urban sprawl and protect agricultural and open space lands; and
- Providing a range of transportation opportunities (walking, cycling, and public transport).

The Site is located within the defined “Built-up Area” of Guelph and Schedule 3 of the Growth Plan forecasts that Guelph’s population will increase from 110,000 in 2001 to 175,000 in 2031 (Figure 6).

The Growth Plan also states that “communities will need to grow at transit-supportive densities, with transit-oriented street configurations”. Essentially, the Province is seeking to intensify urban areas like Guelph to accommodate future population and economic growth in a more compact urban form to make more efficient use of existing and planned infrastructure.

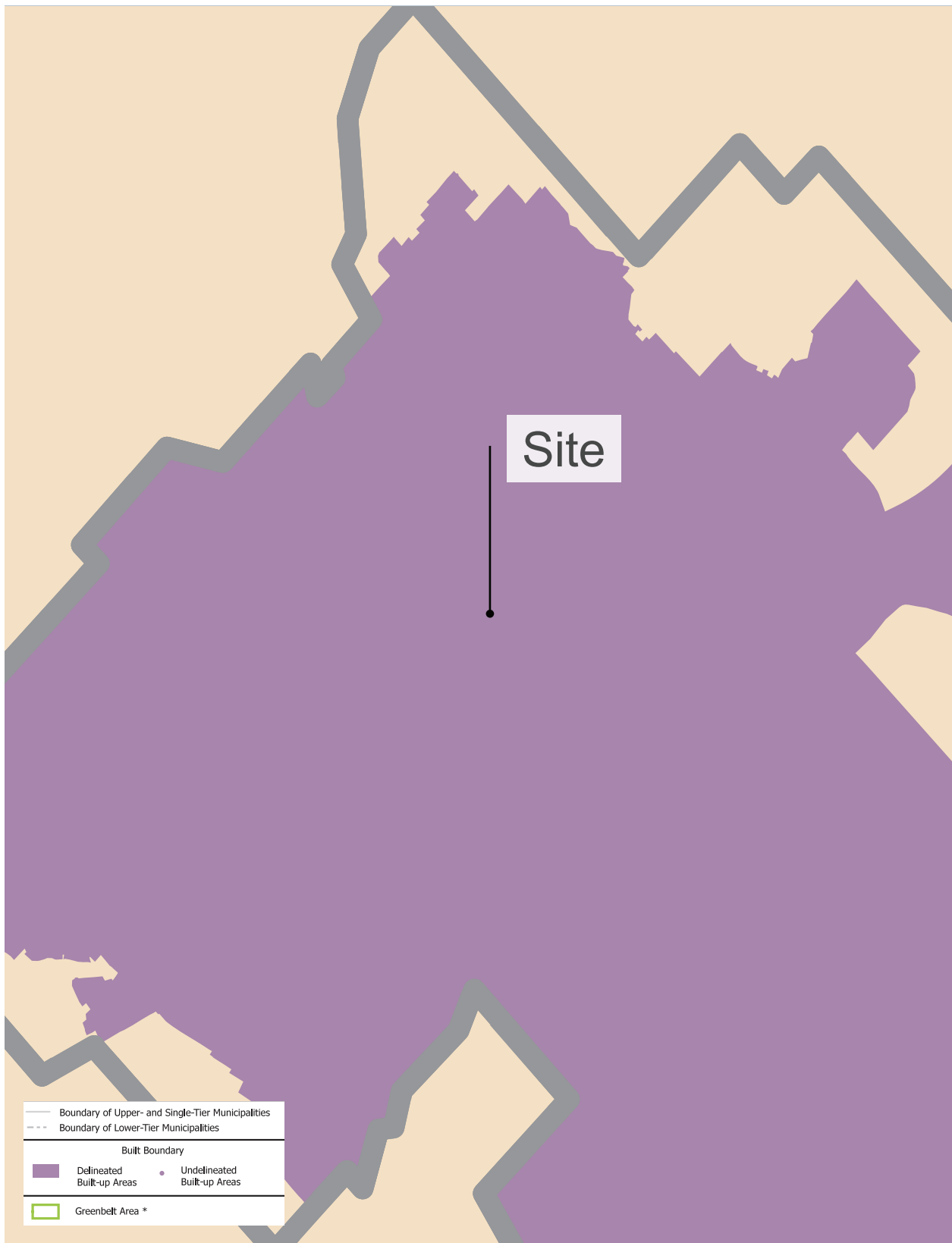
Section 2.2.2 states that population and employment growth will be accommodated by, amongst others:

- Directing a significant portion of new growth to the built-up areas of the community through intensification;
- Building compact, transit-supportive communities in designated Greenfield areas;
- Reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments;
- Providing convenient access to intra- and inter-city transit;
- Planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling; and,
- Encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services.

Section 2.2.3 states that by the year 2015 and for each year thereafter, a minimum of 40% of all residential development will be within the built-up area.

### **4.3 City of Guelph Official Plan, 2001**

The City of Guelph Official Plan (“OP”) was approved on November 1, 1994 and consolidated in September 2014.



The City adopted Official Plan Amendment 39 (OPA 39) – Conformity with the Planning Framework of the Growth Plan for the Greater Golden Horseshoe - on June 10, 2009. OPA 39 was approved by MMAH on November 20, 2009 and is in full force and effect.

The City adopted Official Plan Amendment 48 (“OPA 48”), the Official Plan Update, on June 5, 2012. OPA 48 was approved, with modifications, by the Ministry of Municipal Affairs and Housing on December 11, 2013. OPA 48 was appealed by a number of parties (OMB File No.: PL140042) and as such is not in force and effect. Until such time as the draft Official Plan is adopted by Council and approved by the Ministry of Municipal Affairs and Housing (MMAH), the existing OP remains in force and effect.

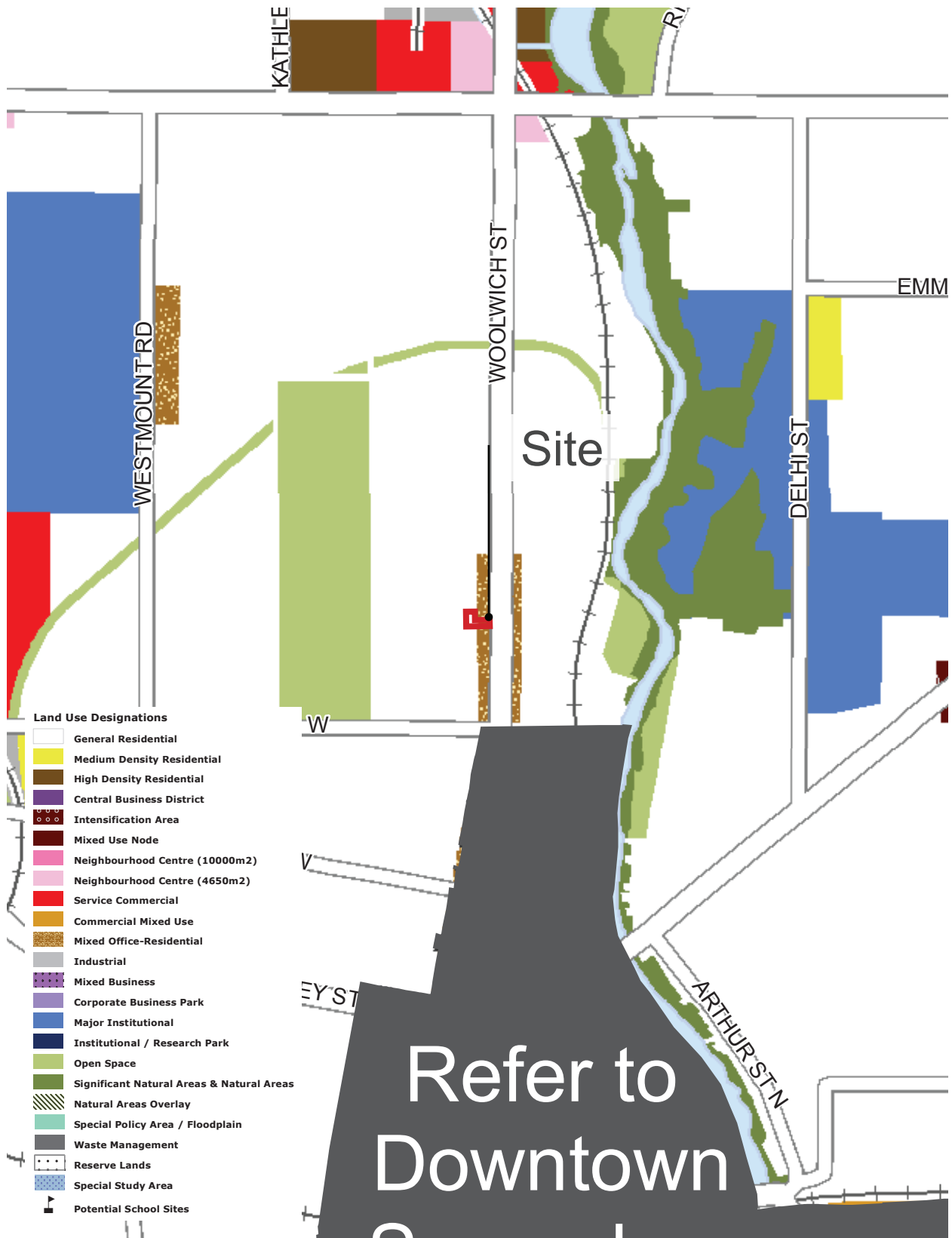
The OP designates the Site as “Mixed Office Residential” (360 Woolwich Street) and “General Residential” (15 Mont Street) on Schedule 1 – Land Use Plan (Figure 7). The Site is also identified on the following schedules to the OP and shown in Figures 8-11:

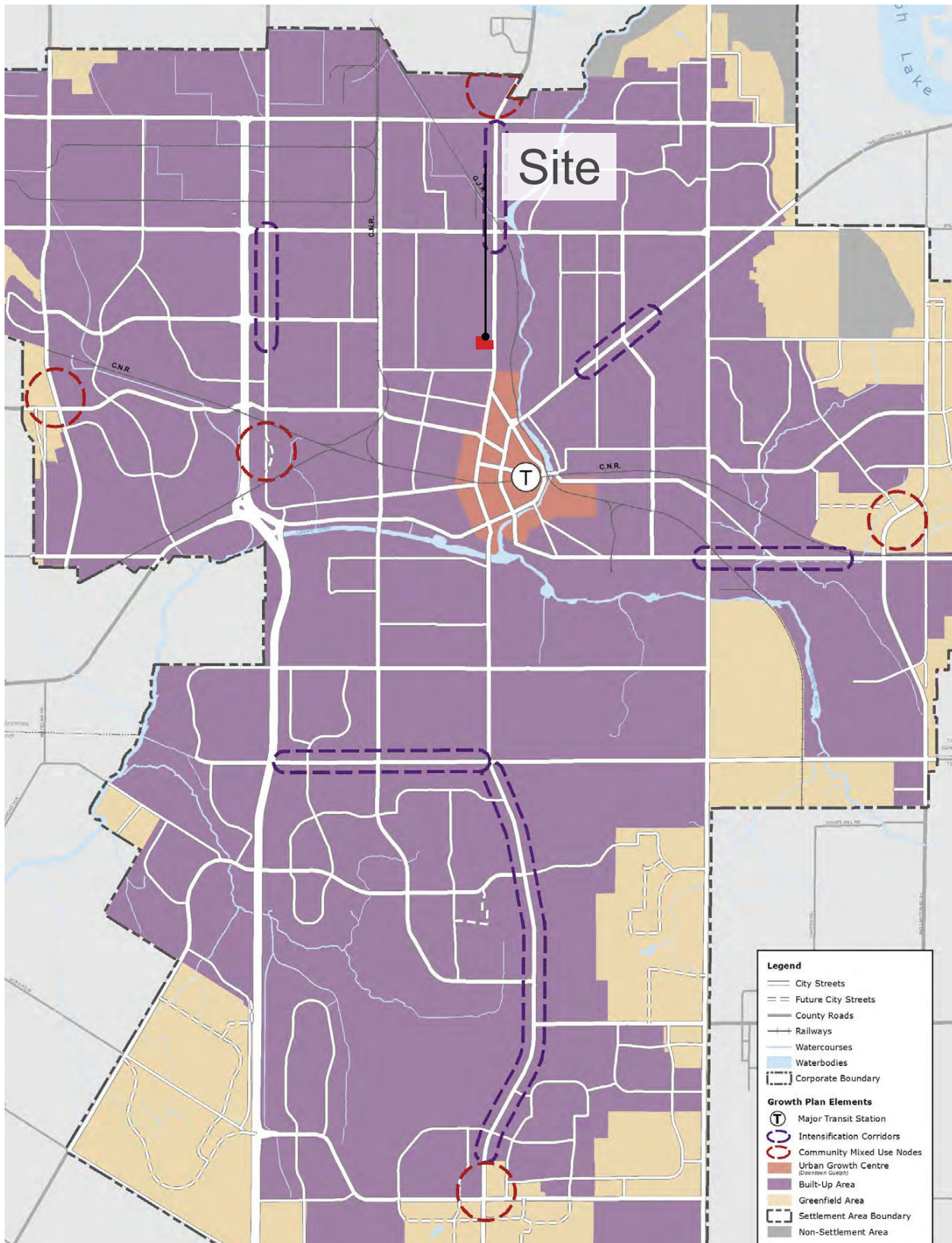
- Schedule 1B (Growth Plan Elements) – “Built-up Area”
- Schedule 9A (Existing Road Network) – Woolwich Street is a “2-lane Arterial Road”
- Schedule 9C (Bicycle Network Plan) – Woolwich Street with “Existing On-Road Bike Lanes”

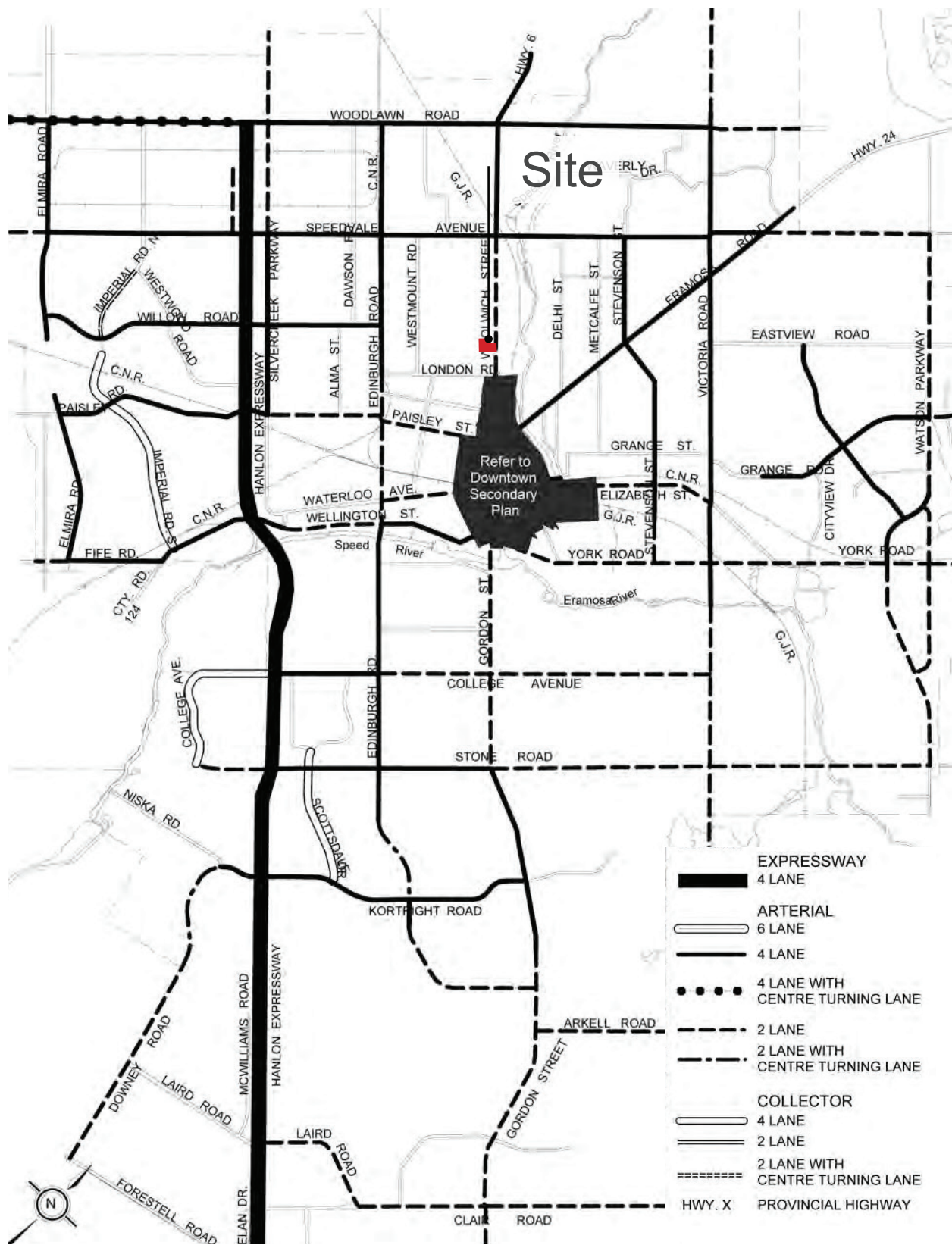
The major goals of the OP, as provided in Section 2.3, include:

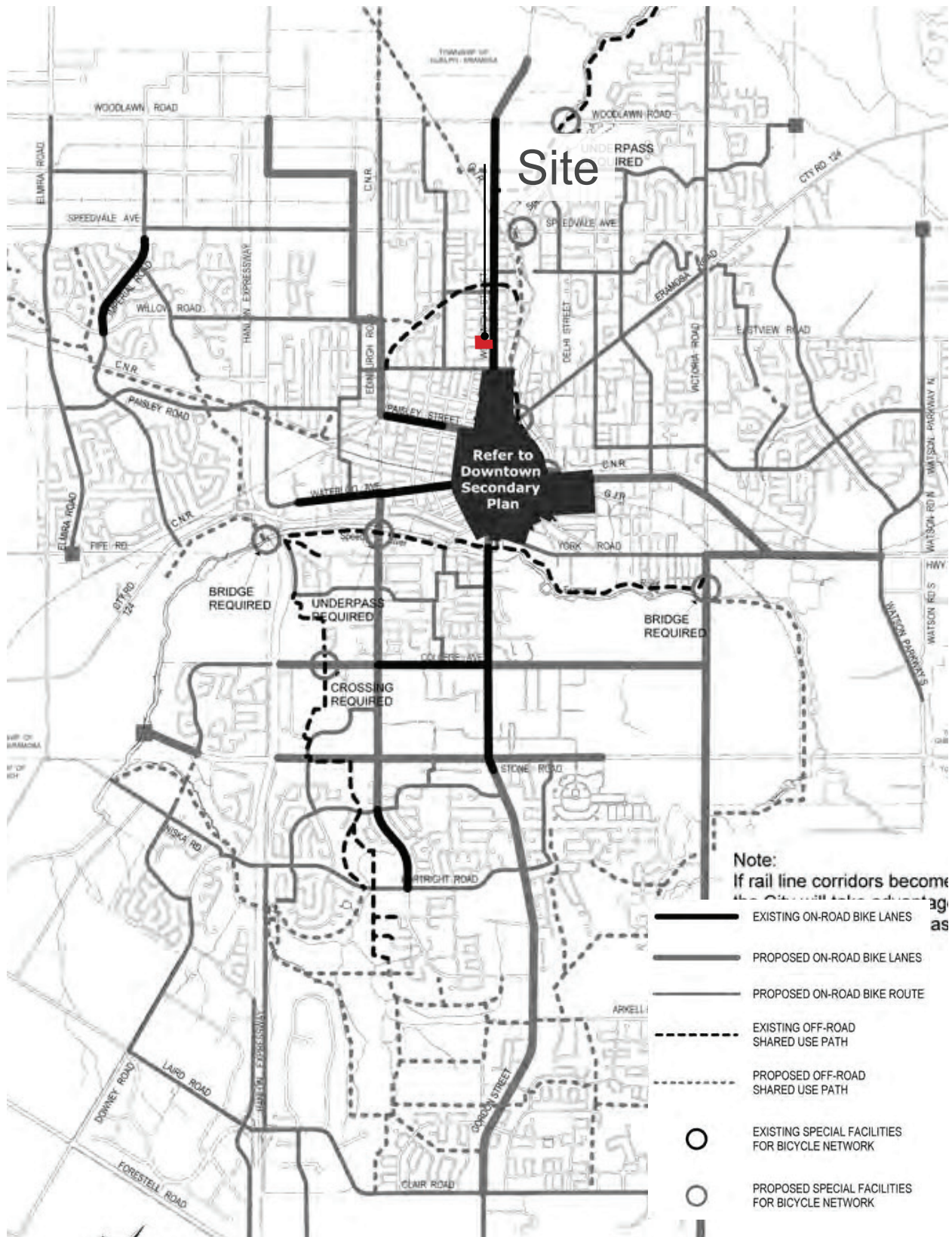
- 1. Maintain the quality of life, safety and stability of the community.*
- 2. Promote a compact and staged development pattern to maintain the distinct urban/rural physical separation and to avoid sprawl and premature development.*
- 4. Direct development to those areas where municipal services and related physical infrastructure are most readily or can be made available, considering existing land uses, natural heritage features, development constraints, development costs and related factors.*
- 6. Ensure that any development in established areas of the City is done in a manner that is sympathetic and compatible with the built form of existing land uses.*
- 7. Implement an economic development strategy that encourages steady, diversified and balanced economic growth while maintaining a favourable assessment base and a wide range of employment opportunities.*
- 13. Enhance the visual qualities of the City and protect the heritage resources and unique character of the urban environment.*

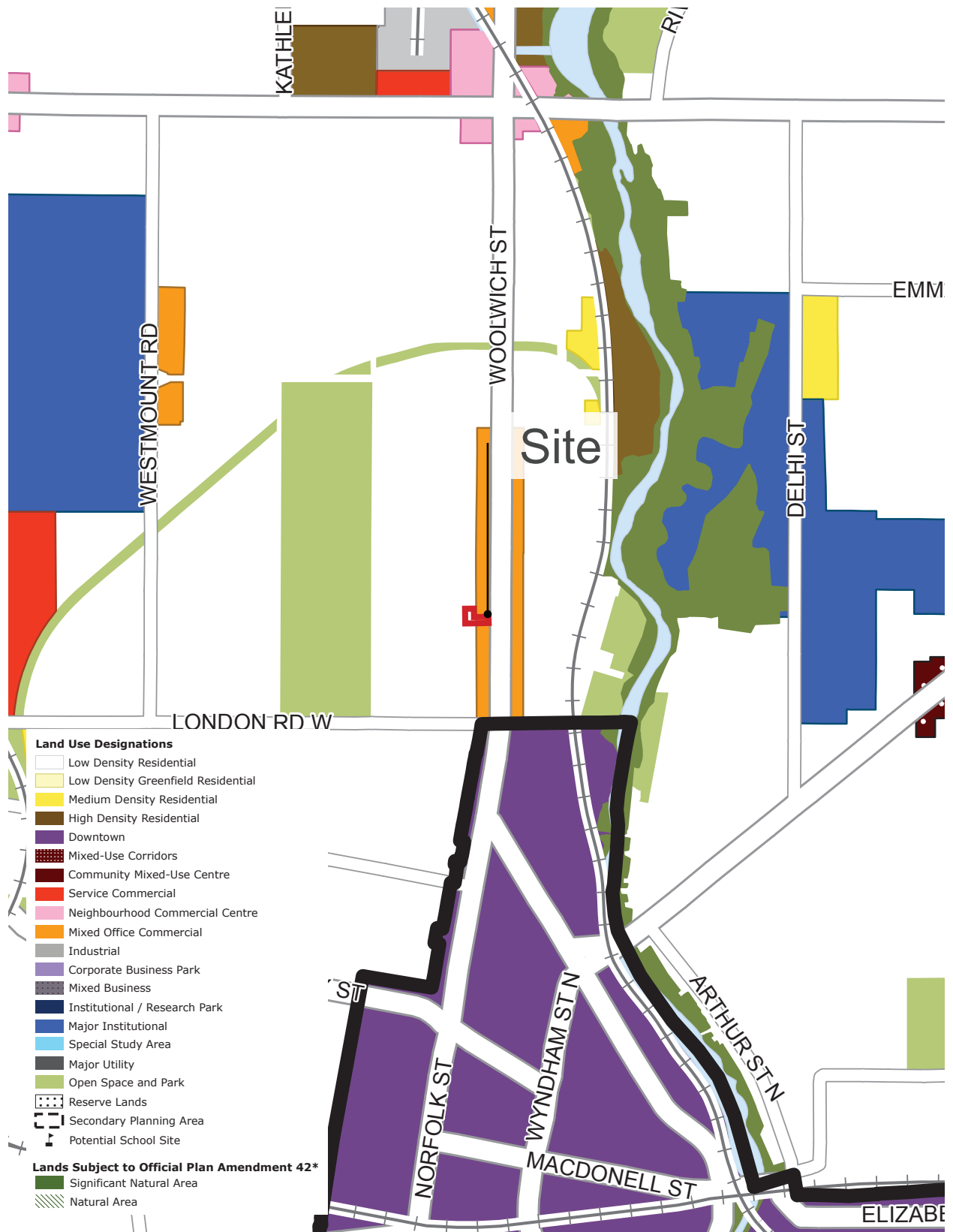












*16. Ensure that an adequate supply and range of housing types and supporting amenities are provided to satisfy the needs of all residents.*

Building upon the major goals, the OP sets out the urban form policies in Section 3.3.1. Generally, the City will promote a compact urban form and gradual expansion of existing urban development by, amongst others:

- a) Encouraging intensification and redevelopment of existing urban areas in a manner that is compatible with existing built form;*
- b) Encouraging a gradual increase in the average residential density of the community;*
- d) Encouraging intensification of residential, commercial, industrial and institutional areas to maximize efficient use of municipal services;*
- e) Promoting mixed land uses in appropriate locations throughout the City to provide residents opportunities to live, learn, work, shop, recreate, gather and worship in close proximity.*
- f) Encouraging the identification of specific locations suitable for mixed use development (e.g. arterial road corridors, major intersections, designated mixed use nodes) linked to each other by the major transportation and transit networks and integrated through pedestrian access to nearby neighbourhoods and employment areas;*
- g) Promoting a range of building types and innovative designs to meet the diverse needs of the community and encouraging community buildings to be multi-functional.*

### **Built-up Areas**

The OP, as provided in Section 2.4.5, states that development shall achieve the Growth Plan intensification targets, with significant portions of new residential and employment growth being accommodated within the built-up areas through intensification. The targets will be achieved by, amongst others (Section 2.4.5.1):

- d) The City will plan and provide for a diverse and compatible mix of land uses, including residential and employment uses to support vibrant communities.*
- e) A range and mix of housing will be planned, taking into account affordable housing needs and encouraging the creation of secondary suites throughout the built-up area.*

*f) Intensification of areas will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent areas.*

*h) Development will support transit, walking, cycling for everyday activities.*

## **Residential Land Use Designation**

As noted above, 15 Mont Street is designated as General Residential. The General Residential designation is intended for predominately residential uses. All housing forms are permitted in the 'General Residential' designation, including multi-unit residential buildings, subject to Section 7.2.7. Section 7.2.7 states that multi-unit residential development proposals are to be evaluated with the following criteria:

- a. That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;*
- b. That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;*
- c. That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and*
- d. That adequate municipal infrastructure, services and amenity areas for the residents can be provided.*

Section 7.2.32 of the OP states that within the General Residential designation, the net density of development shall not exceed 100 units per hectare (40 units/acre).

## **Mixed Office Residential**

As noted above, 360 Woolwich Street is designated as Mixed Office-Residential. The intent of this designation is to (Section 7.6):

- a) To outline areas where concentrations of office uses may locate in the low density residential areas of the City.*
- b) To encourage intensification of these well-defined areas, primarily for small scale office and residential activities.*

Section 7.6.1 states that concentrations of small scale office uses, personal service uses and residential activities within the Mixed Office-Residential are permitted. Further, the retention and intensification of existing residential buildings within this designation will be encouraged in a manner that is compatible with the existing character of the streetscape.

The maximum net density for residential development within the Mixed Office-Residential designation is 100 units per hectare, subject to Section 7.2.7.

### **Cultural Heritage Resources**

Policies related to the protection of cultural heritage resources are provided in Section 3.5. Objectives include:

- a) To maintain the unique style and character of the City.*
- b) To encourage the identification, restoration, protection, maintenance and enhancement of cultural heritage resources.*
- c) To encourage the preservation, restoration or re-use of historic and architecturally significant buildings and landmarks throughout the City.*

Per Section 3.5.3, development proposals shall be designed to be consistent with the maintenance of cultural heritage resources and:

- 1. Built heritage resources shall be preserved and incorporated into all development plans, unless the applicant demonstrates to City Council that the built heritage resource does not meet the criteria for designation used by the City of Guelph Local Architectural Conservation Advisory Committee (LACAC) in assessing designations under the Ontario Heritage Act. Consultation with the City of Guelph LACAC is encouraged.*
- 2. Consideration shall be given to the integration of built heritage resources into development proposals with regards to the following objectives:
  - a) To maintain the original location and orientation to the street in the proposed road and lot pattern of the development; and*
  - b) To preserve existing landscape features to the greatest extent possible.**
- 3. The City may require, as a condition of approval of a development proposal within which a built heritage resource is situated, the provision of one or more performance assurances, performance security, property insurance and/or maintenance agreements, in a form acceptable to the City.*



*4. The City may require as a condition of approval of a development proposal, including the issuance of a building permit, change of use or partial demolition of a built heritage resource, that the proponent enter into agreements to preserve and/or permit to be designated, as the City sees fit, the built heritage resource through other legal instruments as may be noted in the Official Plan.*

The City may require as a condition of approval of a development proposal that the applicant prepare a built heritage resource impact assessment.

#### **4.4 City of Guelph Official Plan Amendment 48, 2012**

The City adopted Official Plan Amendment 48 (“OPA 48”), the Official Plan Update, on June 5, 2012. OPA 48 was approved, with modifications, by the Ministry of Municipal Affairs and Housing on December 11, 2013. OPA 48 was appealed by a number of parties (OMB File No.: PL140042) and as such is not in force and effect. Until such time as the draft Official Plan is adopted by Council and approved by the Ministry of Municipal Affairs and Housing (MMAH), the existing OP remains in force and effect.

OPA 48 designates the Site as follows:

- 360 Woolwich Street – “Mixed Office Commercial”
- 15 Mont Street – “Low Density Residential”

#### **Low Density Residential Designation**

Policies for the Low Density Residential are provided in Section 9.3.2 of OPA 48. Generally, a range of housing forms are permitted, including townhouses and apartments. The following performance standards apply:

- The maximum height is three (3) storeys
- The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.

Notwithstanding the permitted densities, Section 9.3.2.4 states that increased density may be permitted on arterial and collector roads within an amendment to the OP, provided the density does not exceed 100 units per hectare and is in accordance with the Height and Density Bonus policies.

## Mixed Office Commercial Designation

Policies for the Mixed Office Commercial designation are provided in Section 9.4.6 of OPA 48. Permitted uses include convenience commercial and small-scale retail commercial, small-scale office, personal service and detached, semi-detached, townhouses and apartments. A maximum height of four (4) storeys is permitted and a residential density of up to 100 units per hectare.

### 4.5 City of Guelph Zoning By-law, 1995

The City of Guelph Zoning By-law zones the Site as follows (Figure 12):

- 360 Woolwich Street - Office Residential (OR)
- 15 Mont Street - Residential (R.1B)

The following table provides a summary of the current permitted uses and associated regulations with the OR Zone.

**Table 4-1: OR Zone**

Permitted Uses	Accessory Apartment, Artisan Studio, Bed and Breakfast, Day Care Centre, Dwelling Units with permitted commercial Uses in the same Building, Duplex Dwelling, Group Home, Home for the Aged or rest home, Home Occupations, Medical Office, Office, Personal Service Establishment, School, Semi-Detached Dwelling, Single Detached Dwelling and Tourist Home
Minimum Lot Area	370 sq.m.
Minimum Lot Frontage	12 m
Minimum Front or Exterior Side Yard	3 m
Maximum Front or Exterior Side Yard	7.5 m
Minimum Side Yard	1.5 m
Minimum Rear Yard	10 m
Maximum Building Height	3 storeys
Off-Street Parking	1 per 33 m <sup>2</sup> G.F.A – Office 1.5 spaces per dwelling unit



A Minor Variance Application was approved in 1988 (City File No.: A-174/88) to permit a corner addition to the building at 360 Woolwich Street.

The following table provides a summary of the current permitted uses and associated regulations with the R.1B Zone.

**Table 4-2: R.1B Zone**

Permitted Uses	Single Detached Dwelling, Accessory Apartment, Bed and Breakfast, Day Care Centre, Group Home, Home Occupation, Lodging House Type 1
Minimum Lot Area	460 sq.m.
Minimum Lot Frontage	15 m
Minimum Front Yard	6 m
Minimum Exterior Side Yard	4.5 m
Minimum Side Yard	1.5 m – 1 storey; 2.4 m – 2 storey
Minimum Rear Yard	Equal to 20% of lot depth or 7.5 m, whichever is less
Minimum Landscaped Open Space	The front yard of any lots, except the driveway, shall be landscaped
Maximum Building Height	3 storeys
Off-Street Parking	1 spaces\ per dwelling unit

To permit the revised development, the applicant is requesting that the Site be rezoned from “R.1B” and “OR” to a Specialized “R.4D” Zone with the following site specific regulations:

- In addition to the uses permitted in the R.4D Zone, an “Office” and “Artisan Studio” be permitted, provided that the use is located within 16 metres of the Woolwich Street lot line and is a maximum of 135 square metres in size;
- To permit a minimum front yard setback (Woolwich Street) of 0.5 metres, whereas the By-law requires a minimum setback of 3.0 metres;
- To permit exterior stairs to be setback 0.0 metres from a front lot line (Woolwich Street), whereas the By-law requires a minimum setback of 0.8 metres;
- To permit a minimum exterior side yard setback of 1.7 metres, whereas the By-law requires a minimum setback of 3.0 metres;

- To permit a minimum rear yard setback (western property line) of 4.5 metres, whereas the By-law requires a minimum setback of 10.4 metres;
- To permit a minimum side yard setback (northern property line) of 0.8 metres, whereas the By-law requires a minimum setback of 7.5 metres;
- To permit a minimum driveway width to a parking area of 3.7 metres, whereas the By-law requires a minimum setback of 6.0 metres;
- To require a minimum of one (1) off-street parking space per dwelling unit, whereas the By-law requires a minimum of 1.5 off-street parking spaces per unit;
- To require a minimum of one (1) off-street parking space per 45 square metres of Office Use and Artisan Studio Use, whereas the By-law requires a minimum of one (1) off-street parking space per 33 square metres;
- To permit a setback to a parking space of 0.3 metres (eastern property line) and 1.5 metres (western property line); whereas the By-law requires a minimum of 3.0 metres; and,
- To permit a maximum building height of 3 storeys, whereas the By-law permits a maximum building height of 4 storeys.

## 5. Urban Design

This Section includes a review of the Urban Design policies in both the in force City of Guelph Official Plan (“OP”) and the Adopted, yet not Approved Official Plan Amendment 48 (“OPA 48). Where parallels between the urban design policies in OP and OPA 48 can be drawn, this Section references the policies in tandem.

The policies contained in Section 3 of the OP express the vision for the City’s future. The policies articulate that creating a vibrant City requires balancing the objectives of respecting the local built and natural landscape features while introducing innovative new development. The policies promote intensification, a range of building types and innovative designs. The policies speak to compatibility of built form and reinforcing human scaled development. The proposed development conforms with these urban design principles expressed in the OP because it preserves a building that is listed in the City’s Heritage Register in situ with an innovative and context-sensitive building addition. The proposed building addition is of a scale and siting that respects its interface with its surroundings.

One of the major goals of the OP is to “ensure that any development in established areas of the City is done in a manner that is sympathetic and compatible with the built form of existing land uses.” The Site is located at the edge of an established neighbourhood and therefore the policies in Section 3.6.17 of the OP pertaining to development in older, established areas apply.

Section 9.3.1.1.1 of Official Plan Amendment 48 contains development criteria for multi-unit residential buildings and intensification proposals, specifically emphasizing the importance of compatibility in the design, character and orientation of the development with buildings in the immediate vicinity. The focus of the subsections hereafter is on addressing such compatibility considerations.

Policy 9.3.4e) of the OP states that the City may assess built form in order to determine that a proposed development is compatible with the City’s existing built form and will not negatively impact the public realm. To this end, the following subsections contain analysis pertaining to a number of urban design matters, including built form and building massing, building orientation, sun and shadow impacts and contribution to the streetscape.

The City of Guelph Urban Design Guidelines (“Design Guidelines”) are intended to address elements that comprise the physical environment of the City. The guidelines are intended to articulate in greater detail the higher order design goals and objectives that are expressed in the OP. Where more specific guidance is contained in the Design Guidelines than the policy framework, these guidelines are referenced in the subsections that follow. Some of the more detailed and technical guidelines and standards will be addressed in the context of the Site Plan review process.

## **5.1 Cultural Heritage Resources**

Section 3.5.17 of the OP describes measures the City may take to ensure the protection of cultural heritage resources and to regulate development so that it is sympathetic in height, bulk, location and character with cultural heritage resources. Generally these policies are intended to apply to properties designated under the Ontario Heritage Act. While 360 Woolwich Street is not designated, some consideration has been given to these policies because it is listed on the City’s Heritage Register.

In Section 3.5.17, the OP states that character-defining elements of a development may include: form and massing, architectural elements (including façade treatment, materials and fenestration), building orientation and streetscape qualities (including existing scale and pattern of development and existing landscape). How the proposed development addresses each of the character-defining attributes of 360 Woolwich Street and the immediate context are described in the subsections hereafter.

Similarly Section 4.8 of OPA 48 contains a number of policies pertaining to cultural heritage resources. Again, these policies are not applicable because 360 Woolwich Street is not a protected heritage resource. However, some consideration has been given to these policies because it is listed on the City’s Heritage Register. The policies generally promote maintaining the integrity of in situ cultural heritage resources by integrating heritage attributes into a proposed design while ensuring compatibility with the heritage attributes and values. The policies provide guidance as to how to successfully integrate heritage attributes of a cultural heritage resource in a redevelopment. The subsections that follow touch on several measures recommended by these policies.

## 5.2 Built Form and Building Massing

OP Policy 3.6.17.1 states that new development in older, established areas should reinforce and complement the existing range of building mass, height and proportion. Within the neighbourhood there are a mix of single detached housing forms along most interior streets. Mont Street contains a range of housing forms and massing, of varying height and widths. The proposed building is proportionate to the height of other buildings along Mont Street. According to the City of Guelph Design Guidelines, transition measures are necessary only when buildings are greater than 1 storey taller than surrounding buildings. The proposed building addition is 2 and 3 storeys, the same as the neighbouring buildings, and as such is proportionate and transition measures are not necessary. The proposed building addition is also within the permitted range of building heights as defined by the Zoning By-law.





OP Policy 3.6.8 promotes the provision of a wide variety of housing types and forms in order to create visually stimulating built environments. Similarly, Section 8.5.1 of Official Plan Amendment 48 encourages a wide variety of architectural designs to create visual interest and diversity. In this respect, the proposed building addition represents a unique built form that would contribute to the variety in the neighbourhood.

Section 4.8.2.5 of OPA 48 that pertains to cultural heritage resources states that the height, bulk, form and massing of new development should not detract from the heritage attributes of cultural heritage resource(s). The proposed height of the building addition is commensurate with the height of the 360 Mont Street and therefore does not dwarf or detract from its prominence.

The 4 designated stone cottages across the street including 348 Woolwich and 12 Mont, are sufficiently separated and grouped together to minimize any impact on these heritage resources (see Heritage Impact Assessment).

The proposed building addition is proportionately scaled and articulated in its massing so as to enhance the street presence of 360 Mont Street at the corner of the Site.

### **5.3 Building Siting / Orientation**

OP Policy 3.6.10 states that buildings should be oriented towards the street and OP Policy 3.6.17.1 further requires new development in established neighbourhoods to reinforce and complement the orientation of buildings relative to the street. The proposed building addition is oriented to address Mont Street, generally consistent with the front-lotted development pattern of development along Mont Street. This orientation is compatible with the neighbourhood.

Section 8.2.11 of OPA 48 encourages locating built form adjacent to, and addressing the street edge to contribute to a pedestrian-oriented built environment. The siting and orientation of the proposed building addition along Mont Street conforms with this policy objective.

Section 4.8.2.5 of OPA 48 that pertains to cultural heritage resources states that maintaining the original location of the building and orientation to the street and lot pattern is an effective measure to uphold the heritage attributes of an existing cultural

heritage resource. The proposed development does not propose to relocate 360 Mont Street in any way and therefore conforms with the intent of this policy.

#### **5.4 Architectural Elements**

OP Policy 3.6.9 encourages new buildings to be designed to reflect the visual character and architectural/building material elements found in the older, established areas of the City. Contextually, there is a mix of building materials and architectural styles along Mont Street, reflecting the different periods the houses were built. The majority of houses along the street are brick with only two using stone and two using siding of various colours and textures. Numerous buildings in the immediate area have porches and second floor decks. The proposed addition uses materials that fit within the mix of materials present in the neighbourhood. The architecture of the proposed building addition provides columns, beams and railing details that are commonly found on porches in the vicinity.

Section 4.8.2.5 of OPA 48 states that materials, fenestration and/or facade treatments should not detract from the heritage attributes of cultural heritage resources. Section 6.1.2 of the Design Guidelines states that brick should be the predominant material for building facades in older built-up residential areas. The proposed building addition uses a red brick material to match the brick of the existing heritage building at 360 Woolwich Street. Prefinished wood siding with neutral colours (as found in the existing house at 15 Mont Street) are proposed on the upper levels, which will not detract from the character of 360 Woolwich Street and will be harmonious with the local context. The existing building at 360 Woolwich Street has hipped roofs, steep dormers and two storey bay windows. The proposed building addition recognizes these unique architectural features by rotating the roofline and creating horizontal articulation and a visual 'break' from the heritage building in the mid portion of the site with a two storey form.

The design of the westerly portion re-introduces design features of the existing dwelling at 15 Mont Street proposed to be demolished including roof pitch, gable, articulated bargeboard, materials and symmetry of window openings.

OP Policy 3.6.10 states that buildings should have front façades with entrances and windows that respect the rhythm and frequency of the prevailing neighbourhood/district pattern. The façade of the building addition reflects this policy objectives in so far as it proposes a principal building entrance and numerous windows along the Mont Street

street edge. The style and spacing of windows is in keeping with the architecture of the neighbourhood.

The two new dwelling units on the ground floor have separate entrances and walks similar in spacing and design to existing dwellings on Mont Street.

OP Policies 3.6.12 and 3.6.21a) encourage building designs that provide opportunities for informal surveillance of the public realm. Similarly, Section 8.5.2 of Official Plan Amendment 48 encourages the provision of prominent entrances and other similar architectural features to support social interaction and allow for views along the street. The proposed building addition provides a principal building entrance along the street-facing elevation and introduce porches and numerous windows, thereby contributing to a safe and comfortable pedestrian realm with increased 'eyes on the street'.

## **5.5 Sun/Shadow Impacts**

Section 9.3.1.1.9 of Official Plan Amendment 48 expresses the City's intent to minimize shadow impacts from intensification proposals on adjacent properties.

Policy 9.3.4e) of the OP states that the City may require a sun and shadow analysis to evaluate whether a proposed development is compatible with the City's existing built form and will not negatively impact the public realm.

Typically, the City of Guelph requires sun/shadow studies for mid to high rise buildings (per the policies applicable to mid and high rise buildings in OPA 48). A Shadow Impact Assessment was requested by the City of Guelph for this proposal, although it should be noted that the proposed development is low-rise by definition (being three storeys in height).

Section 4.1 of the City of Guelph Urban Design Guidelines contain criteria for evaluating overshadowing of adjacent properties. The guidelines are intended to ensure that reasonable solar access can be provided from 9 am to 3 pm on adjacent properties from March 21 to September 21. Figure 13 demonstrate the shadow impacts at 9 am, 12 pm and 3 pm on the spring and fall equinoxes respectively. The diagrams depict the extent of existing shadows from the existing buildings on the site and neighbouring properties, as well as the extent of shadows removed and added from the proposed building demolition and building addition respectively. The focus of this analysis is on the shadows added by the proposed development.







On each of the test times the shadow impacts of the proposed building addition are only on the adjacent property to the north (364 Woolwich Street). The added shadows extend into the rear yard of 364 Woolwich Street generally behind the carport. At no point do they reach the face of the building. The shadows cover the majority of the rear yard in the mornings and are reduced throughout the day. By noon the shadows extend only to the portion of the rear yard behind the carport and by 3 pm the shadows have passed by the property entirely and there are no shadow impacts on the yard. The extent and location of the shadow added by the proposed development would not interfere with the reasonable enjoyment of the premises or private yard of 364 Woolwich Street. The proposed development conforms with the intent of the policies and guidelines pertaining to shadowing because the proposed development maintains reasonable solar access on all adjacent properties from spring to fall.

## **5.6 Land Use Compatibility**

Section 7.2.7 of the OP and Section 8.11 of OPA 48 expresses the objective of achieving compatibility between different land uses through such means as landscaping and compatible built form. Section 8.7.1 of OPA 48 contains specific policy guidance to ensure compatibility between non-residential or mixed-use development and residential uses. The policies recommend using building massing and siting to reduce the visual effects of flat roof lines, blank facades or building height. The policies also recommend siting of noise-generating site functions away from sensitive uses. The policies and implementing guidelines in Section 3.2 of the Design Guidelines encourage providing perimeter landscape buffering and designing exterior lighting to prevent light trespass onto adjacent lands.

The proposed development conforms with these policies because the building addition represents a built form that is sensitive to the traditional pattern of built form in the area. The two storey portion of the building has a flat roof, which is appropriate in this context because it accentuates the roof form of the three storey portion of the building addition (which has a roof form that matches that of the existing dwelling at 15 Mont and other neighbouring buildings). The building height is modulated so as to mitigate the visual impact of the building and ensure the scale is context-sensitive. There are no anticipated noise-generating site functions with the intended non-residential uses being live-work and office. Waste recycling has been located to a closed internal room under the driveway.

A landscape buffer is provided along the entire perimeter of the Site, and solid board on board fencing is provided around the perimeter of the parking area. These efforts,

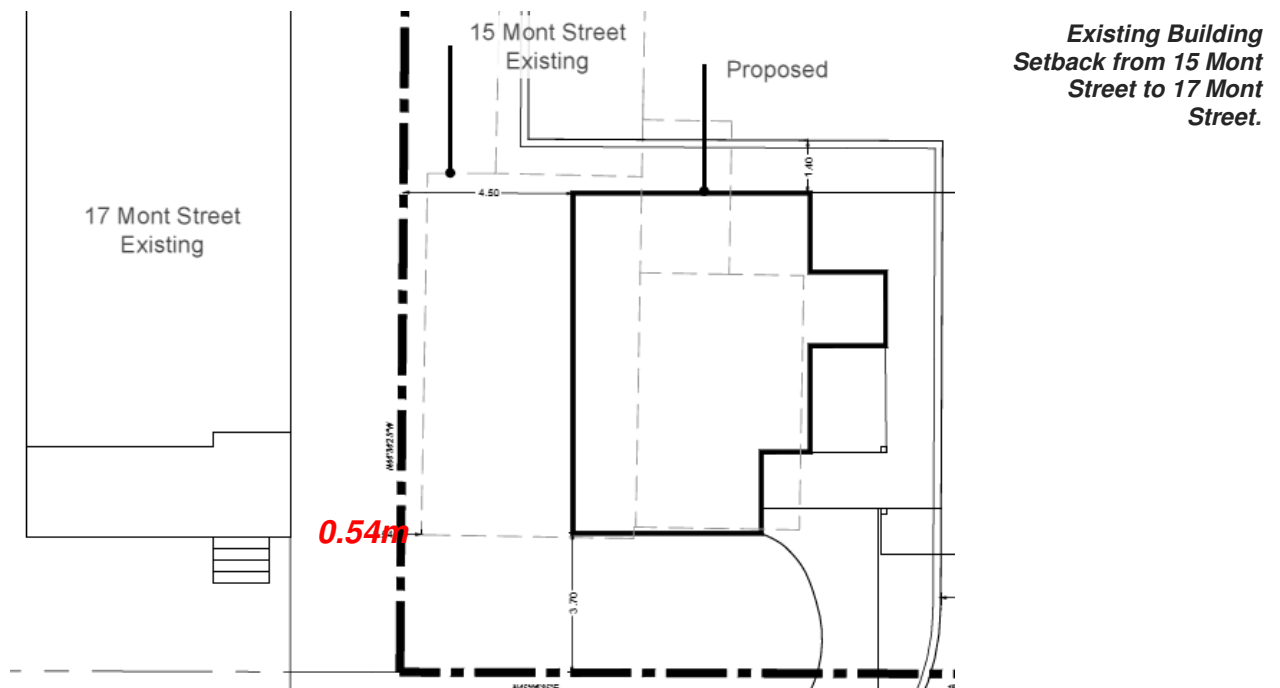
together with the lighting plan (which will be prepared in accordance with municipal standards, including the guidelines set out in Section 1.9 of the Design Guidelines), will mitigate the potential for any light trespass on adjacent properties.

## 5.7 Interface with Adjacent Properties

### 17 Mont Street

Parking for the adjacent house on 17 Mont Street is provided in the east side yard (between the house and the Site) on a 3.0 metre-wide driveway. The building, therefore is buffered somewhat on its own property from the use of the adjacent property.

The proposed building addition is set back 4.5 metres from the shared lot line with 17 Mont Street, providing a sufficiently-sized side yard that is planned to be landscaped with trees and shrubs to soften the interface with this house. Of note, the proposed 4.5 metre setback represents an increased setback from the current condition, as the house at 15 Mont Street is currently 0.54 metres from the shared property line.



To the rear of the site, where the proposed parking area abuts the side and rear yard of 17 Mont Street, an existing 1.8 metre-high board-on-board fence will be retained and



a 1.5 metre landscaped setback is proposed as an additional buffer. The landscape buffer strip meets the City of Guelph Guidelines for buffer strips.

### **364 Woolwich Street**

The existing interface between the existing building on 360 Woolwich Street and the adjacent house on 364 Woolwich Street is comprised of an existing driveway and carport on the 364 Woolwich Street land and a landscape buffer strip on 360 Woolwich Street. A 1.5 metre high solid board-on-board fence runs along the property line between the two existing buildings. The physical relationship between the adjacent house at 364 Woolwich Street and the existing building at 360 Woolwich Street remains unchanged.

Further west, at present a 1.5 metre high chain link fence continues along the property line to the end of the property at 364 Woolwich Street and along the rear lot line (shared with 15 Mont Street). It is proposed that that chain link fence be replaced with a solid board-on-board fence to mitigate potential impacts from the proposed development.

The proposed building addition is setback from the shared property line with 364 Woolwich Street slightly more than the existing building on 360 Woolwich Street, which provides a 1.5 metre wide landscape buffer strip between the properties. The elevation facing 364 Woolwich Street has comparatively fewer window openings than the street-facing elevations, which mitigates the potential for privacy impacts. The north elevation uses the same high quality materials as the street elevations.

## **5.8 Streetscape**

Policy 3.6 i) of the OP states the following objective: “To develop an attractive, safe and functional network of open spaces by ensuring mutually supportive relationships between public and private open spaces, between the built forms that enclose them and with the links that connect them”. Streetscapes are an important component of the public realm, and new developments have a role to play in their function, quality and character. Policy 3.6.24 of the OP recognizes this relationship and states that development proposals should connect with the existing urban fabric of streets and associated open spaces. Section 8.2.11 of OPA 48 states that new development shall be designed to contribute to a pedestrian-oriented streetscape. The focus of the following subsections is on the relationship of the proposed development with Mont

Street, given that there is limited change to the interface of the development with the Woolwich Street streetscape.

### 5.8.1 Built Form Interface

Section 9.3.1.1.2 of Official Plan Amendment 48 requires residential lot infill to be compatible with the general lot frontage of lots in the immediate vicinity. The purpose of this policy is to maintain the rhythm of development along the street edges framing the public realm. Lot widths vary along Mont Street, and the spacing between buildings along the street is irregular. Generally, the buildings are closer together at the east limit of Mont Street at Woolwich Street and have greater separation as one moves further west toward Exhibition Street. The proposed development has the widest frontage of all the parcels along Mont Street. The larger frontage is appropriate given that it is a corner lot location. Further, the approach to breaking up the mass of the proposed building addition into the two and three storey components honours the pattern and rhythm achieved with the spacing of smaller buildings along the streetscape. The proposed development is therefore compatible with the general lot frontage of lots in the immediate vicinity.



*Proposed building setback relative to the average building setbacks along Mont Street.*

OP Policy 3.6.17.2 encourages preserving the pattern of existing setbacks so as not to significantly alter the streetscape. Section 8.5.2 of Official Plan Amendment 48 calls for siting of buildings with a consistent setback to provide human scale streets.

The buildings along the north side of Mont Street are generally setback a similar distance from the street edge, creating a generally consistent street wall framing the public realm. The character of the streetscape is not significantly altered by the proposed siting of the building addition because it is generally in line with the average setback along the street edge. The building addition is set back somewhat further than the existing heritage building, which in turn gives the existing heritage building prominence at the street corner and provides increased front yard space for landscape enhancement.

Section 4.8.2.5 of OPA 48 that pertains to cultural heritage resources states that maintaining the general scale and pattern of the streetscape is an effective means to uphold the heritage attributes of an existing cultural heritage resource. The proposed development maintains the pattern of development along the streetscape (with respect to height, massing, proportion, spacing and rhythm) and therefore conforms with the intent of this policy.

Section 6.1.1 of the Design Guidelines recognizes conditions where building heights along a streetscape are a constant building height, and in such instances the guidelines state that variation of architectural elements (such as materials, colours and fenestration) is appropriate because “the building height ensures a reasonably harmonious street image”. Since the proposed building height is in line with the height of other buildings along the north side of Mont Street, the proposed architectural expression is appropriate because the height achieves a harmonious street image.

### **5.8.2 Landscape Interface**

OP Policy 3.6.17.3, Section 8.5.5 of Official Plan Amendment 48 and Section 3.6 of the Design Guidelines promote retention of trees in front yards along residential streets. The treatment of the front yards vary along the Mont Street streetscape and include small to large gardens, grassed lawns, trees and hedges. While some of the existing trees on the Site are proposed to be removed (particularly non-native invasive and threatened species such as Ash, Norway Maple & Buckthorn), a compensation plan is proposed. The proposed landscape design provides extensive vegetation in the front yard, including shade trees, edible plants, ground cover, ornamental shrubs and low landscaping. The proposed development therefore conforms with the intent of the Official Plan policies because a unifying link of vegetated front yards is maintained along the street edge. This proposed landscape design will enhance the streetscape

and contribute to the variety of treatments of this transition zone between private and public realm.

### **5.8.3 Vehicular Access Design**

Sections 8.13 and 9.3.1.1.5 of Official Plan Amendment 48 and Section 2.5 of the Design Guidelines are intended in part to provide for safe vehicular access and maneuverability while mitigating potential for conflicts. In this area, all properties along Mont Street have private driveways, most approximately 3.0 metres in width. The 2 existing double width driveways from 360 Woolwich and 15 Mont will be closed and landscaped and a new single width driveway provided. The scale of the proposed driveway on the site is similar to the width of other driveways along the streetscape while being sufficiently sized to allow for one-way movement to/from the rear parking area. A wider, two-way driveway would be out of character for the streetscape and in this respect the proposed single lane width of the driveway has mitigated a potential impact. The driveway is located an appropriate distance from the adjacent driveway to the west and therefore mitigates potential for conflicts between vehicles and with pedestrians walking along the sidewalk.

All vehicular movements in and out of the proposed new driveway will be in a forward direction. Almost all other driveways on Mont require backing out over the sidewalk onto the road.

### **5.8.4 Visual Impacts of Parking**

OP Policy 3.6.16 and Sections 8.5.3, 8.5.4, 8.12 and 9.3.1.1.7 of Official Plan Amendment 48 and Section 2.1 of the Design Guidelines contain policies and guidelines that are in part intended to minimize the visual impact of garages and parking areas on the public realm. The proposed development conforms with these policies and guidelines by siting the parking away from the street edge at the rear of the site.

### **5.8.5 Functional Site Elements**

Section 5.2 of the Design Guidelines recommend screening functional site elements including loading, garbage, blank walls and mechanical equipment from view from the streetscape. The proposed development addresses these guidelines in so far as all facades are designed with a high level of articulation and there are no blank walls addressing either streetscape. Further, garbage and recycling is proposed to be stored

internal to the building at grade accessible from under the drive through and rolled out to the curb for municipal pick-up on garbage day.

Combined communal waste from the residential and office development will have internal space for proper sorting of recyclables and streaming of waste.

The width of curb cuts required for turning radii will be sufficiently wide to accommodate the number of bins without encroaching on the boulevard.

Mechanical equipment will be concentrated in the basement of the addition and louvers for ventilation and exhaust will be provided centrally away from neighbouring properties.

## **5.9 Walkability and Active Transportation**

Policy 3.6.14 of the OP promotes development that reduces the need for and length of vehicular trips. Section 9.3.1.1.3 of Official Plan Amendment 48 encourages residential development that can be adequately served by local establishments and facilities. The proposed development represents a compact form of development, optimally located to serve the day-to-day needs of the prospective residents. The site is less than a 5 minute walk to the Speed River Trail, Exhibition Park and to transit stops on Woolwich Street. Victory School, Our Lady of Lourdes, GCVI and Willow Road Public School are within a reasonable walking distance. It is a 15 minute walk to downtown where there are ample commercial establishments, cultural and entertainment facilities. The proposed development can therefore be adequately served by the range of uses necessary to support residential uses. The variety of similar and complimentary professional office uses along Woolwich St. promotes collaboration and partnerships with the proposed offices thereby reducing longer trips. There are existing collaborative workspaces, similar to that proposed, across the street at 349 Woolwich (known as Work for Yourself not By Yourself).

Section 8.13 of OPA 48 and Section 2.6 of the Design Guidelines promotes the provision of well-articulated pedestrian walkways along building frontages and linked to public sidewalks. The proposed development conforms to these policies and guidelines because it provides for barrier-free pedestrian circulation through the Site and to the bounding public sidewalks by providing clearly delineated pedestrian walkways. The walkways are proposed to be paved with a high quality and durable flagstone treatment.

Section 8.12.7 of OPA 48 and Section 2.4 of the Design Guidelines promote the provision of bicycle parking conveniently located near the principal building entrances and sheltered where possible. The proposed development supports cycling as a mode of transportation for everyday activities by providing bicycle racks that are conveniently located at the Mont Street entrance. A secondary longer term bike parking area is also provided away from the street edge under the covered drive. Cyclists are provided a direct linkage to the City's cycling network via Woolwich and Exhibition Streets.

## 6. Supporting Studies

### 6.1 Cultural Heritage Resource Impact Assessment 15 Mont Street

CHC Limited prepared the Cultural Heritage Resource Impact Assessment (April 24, 2014 and May 2014) in relation to the proposed Zoning By-law Amendment Application. The Assessment notes that 15 Mont Street is not designated under the Ontario Heritage Act, nor is it listed in the City's Heritage Register. 360 Woolwich Street not designated under the Ontario Heritage Act, but is listed in the City's Heritage Register.

The Assessment concluded that:

*There are no significant cultural heritage resources on the subject property; thus, there are no negative impacts to the property.*

*One of the objectives of this CHRIA is to determine the potential impact to the four Part IV designated stone cottages proximate to 15 Mont Street and 360 Woolwich Street. The description of the proposal in the previous section indicates that no negative impact to any of the proximate designated structures or the Mont Street streetscape is anticipated. The City's Cultural Heritage Resource Impact Assessment Guidelines require "identification of conservation options"... "based on the determination of the significance of the cultural heritage resource(s) in the area, its/their importance to the community ..". The significant cultural heritage resources are the proximate Part IV designated stone cottages. Conservation of those resources is not affected by the proposal and conservation of the environs within which the designated properties are situated, is assured through the sensitive design, scale, massing and materials to be employed in the addition to 360 Woolwich Street.*

### 6.2 Tree Conservation Plan

Aboud & Associates Inc. was retained to prepare a Tree Conservation Plan for the proposed development. Trees that met the following criteria qualified for detailed individual investigation in the study:

- On-site trees with a DBH (diameter at breast height) of 10cm or greater; and

- Off-site trees with a DBH of 10cm or greater where the dripline extends to within 1 metre of the subject property boundary.

A total of 16 trees were recorded in the study area, with no endangered or threatened tree species, were recorded. The following table provides a summary of the recommended actions for the trees. A total of eight (8) trees are proposed to be removed, two (2) of which are located within the municipal right-of-way.

It was also confirmed that trees T9 and T10 are located on the development site.

**Table 6-1: Summary of Recommended Action Assigned to Trees**

<b>Recommended Action</b>	<b>Based on Health &amp; Structure</b>	<b>Based on Construction Impacts</b>	<b>Based on Condition &amp; Development Impacts</b>
Preserve	13	9	9
Remove	3	7	7
Total	16	16	16

### **6.3 Preliminary Servicing and Stormwater Management Brief**

C.Z Crozier & Associates Inc. prepared the Preliminary Servicing and Stormwater Management Brief in support of the development concept. The Brief concluded that:

- There are existing watermains available on both Mont Street and Woolwich Street;
- A new 75mm connection is proposed from Mont Street to the building addition and the existing 25mm connection from Mont Street to 360 Woolwich will be maintained;
- There are existing 225mm sanitary sewers on both Mont Street and Woolwich Street;
- A new 150mm sanitary connection is proposed from Mont Street to the building addition and the existing 150mm connection from Woolwich Street to 360 Woolwich will be maintained;
- The existing stormwater drainage collection system from 360 Woolwich will be maintained;
- The roof drainage from the building addition will be collected with a rainwater harvesting system including eavestrough, rainwater leaders and underground cisterns;



- The remainder of 15 Mont Street will continue to accept the external drainage from the neighbouring properties and drain via sheet flow to the municipal catchbasin on Mont Street; and,
- Upon redevelopment, there will be no significant change in the weighted runoff coefficient for the Site, as such there is not expected to be a change in the quantity of runoff from the Site and therefore no quantity control is proposed.

## 6.4 Sustainable Urban Design

J. David McAuley Architect Inc. prepared a Sustainable Urban Design Brief to provide a summary of the proposed sustainable features of the proposed development. The Brief identifies the following sustainable features:

- Providing the opportunity to live and work on the same site, thereby reducing commuting;
- Provision of roofed bicycle parking;
- Opportunity for carpooling, shared resources and bulk purchasing;
- Dwelling units designed to maximize winter heat gain;
- Healthy, natural and locally sourced low maintenance materials and finishes (e.g. zero VOC, minimize electromagnetic radiation, robust construction for long lasting performance);
- “Passive House” design features to be incorporated (e.g. passive solar heating, trombe wall, thermal mass, shading devices, exterior shutters and overhangs calculated for summer shade and winter heat gain, natural ventilation, operating windows, cross ventilation, high performance thermal insulation, minimal air infiltration, triple glazing, eliminate thermal bridging, solar pre-heating for winter fresh air intake, earth tube cooling for summer fresh air intake);
- Provision of high efficiency heat recovery ventilator for each unit with solar and central hot water boiler backup heating;
- Post disaster measures to be installed, including water storage, emergency power, upgraded structural systems, enhanced insulation, emergency supplies and communication systems;
- Educational workshops, seminars and demonstrations will be made available to the community and during construction, workshops for builders, apprentices and construction trades are possible;
- To reduce water consumption, the development will incorporate ultra-low consumption toilets and faucets, rain water harvesting for toilet flushing, sanitary drain

heat recovery, grey water harvesting for underground garden irrigation; centralized water treatment and point of source water heating;

- To divert waste, the development will include central sorting, covered storage area for municipal bins behind the building, composting on-site, selected enhanced sorting of recyclable waste and storage of materials in the basement; and,
- To encourage energy efficient systems, the development includes passive solar heating, reduced thermal envelope, roof slope for optimum solar gain, central thermal storage mass, photovoltaic panels, central solar hot water heating and storage, cold cellar for cool storage, bulk utility metering for electrical, gas, water, central controls and monitoring reporting;
- Natural daylighting in all rooms using solar tubes, fibre optics and reflective light shelves;
- Electric car plug-ins will be available on site and consideration will be given for car-share parking; and,
- Landscaping will be native drought resistant and selected for summer shading.

## 7. Assessment

### 7.1 Provincial Policies

Provincial planning policies promote efficient use of land and resources, particularly within the Built-up Area. Furthermore, provincial policy supports the development of complete communities that provide for a range of land uses in order to minimize servicing and transportation needs. The proposed development meets these objectives by providing for a modest intensification that is compatible with the surrounding neighbourhood, while assisting the City in achieving the density targets.

### 7.2 City of Guelph Official Plan (2001) and OPA 48

The proposed development is appropriate and represents good land use planning as it implements the goals and policies in the existing OP and OPA 48.

The proposed development aligns with the applicable major goals and urban form policies outlined in the OP, including:

- *Provides for compact development that assists in avoiding sprawl and premature development.*
- *Directing intensification and mixed-use development to an arterial road (Woolwich Street), which is well served by pedestrian and cycling routes as well as transit.*
- *Full municipal services exist and are available for the development*
- *The development, being in an established area, is compatible with the built form and existing land uses by continuing the existing residential and commercial uses, while maintaining the permitted 3 storey height limit.*
- *Providing for a gradual increase in density, through the provision of smaller residential dwelling units, while maintaining the existing permitted height.*
- *The development provides an opportunity for smaller office space in walking distance to the downtown and provides for alternative employment through the provision of live/work units. The innovative building design provides for flexible dwelling units.*
- *The development will provide for an alternative compact housing form within the residential community, being smaller dwellings in the form of condominium apartments.*

The existing OP permits a maximum density of 100 units per hectare in both the General Residential and Mixed Office Residential designation, provided that the development satisfies the criteria in Section 7.2.7 of the OP. It is our opinion that the development satisfies Section 7.2.7, based on the following:

- As provided in Section 5.0 of this Report, the development provides for a compatible development that minimizes any impacts, including sun shadow, traffic and privacy. The development has been designed to align with the existing building heights on Mont Street and Woolwich Street, while providing for a modest increase in density, through the provision of smaller residential dwelling units.
- The Site is well serviced by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit. The Site is within walking distance to Exhibition Park, Downtown Guelph and is located on a transit route.
- The Site is located at the intersection of an arterial road and local road. Vehicular traffic generated from the development will be directed to Mont Street (local road), which is directly connected to an arterial road (Woolwich Street). This will minimize any traffic infiltrating the interior of the residential neighbourhood. Further, the development contemplates a total of nine (9) parking spaces, further minimizing any traffic generated. Both Mont Street and Woolwich Street provide municipal sidewalks, providing for safe and convenient pedestrian movement.
- There are existing municipal services with sufficient capacity to serve the development.

The Adopted OP permits a maximum density of 35 units per hectare at 15 Mont Street (598 square metres) and 100 units per hectare at 360 Woolwich Street (442 square metres). Based on the respective land area of both properties, the combined permitted density, if spread across the entire Site would be 62.5 units per hectare. This translates into a permission of 6.25 dwelling units on the Site, per the policies in the Adopted OP.

### 7.3 Zoning By-law

As outlined in Section 4 of this Report, the applicant is requesting that the Site be rezoned to “R.4D” Zone site specific regulations. The R.4D Zone is requested as it is intended for infill residential projects that provide for apartment dwelling units. The following table provides an analysis of the requested site specific regulations.

**Table 7-1: Justification for Proposed Site Specific Zoning Regulations**

Site Specific Regulation	Justification
To add “Office” and “Artisan Studio” as a permitted use, provided that the use is located within 16 metres of the Woolwich Street lot line and is a maximum of 135 square metres in size	The intent of the regulation is to recognize the existing office use on the main floor of 360 Woolwich Street and the current permission in the OR Zone for an “Artisan Studio”. The regulation will put further restrictions on the amount of office space permitted, as the current building at 360 Woolwich could entirely be used for office (approximately 300 square metres)
To permit a minimum front yard setback (Woolwich Street) of 0.5 metres, whereas the By-law requires a minimum setback of 3.0 metres	The intent of the regulation is to recognize the existing setback from the front line to the existing building at 360 Woolwich Street. This was made necessary by a road widening of Woolwich Street in 1988.
To permit exterior stairs to be setback 0.0 metres from a front lot line (Woolwich Street), whereas the By-law requires a minimum setback of 0.8 metres	The intent of the regulation is to recognize the existing setback from the stairs of 360 Woolwich Street to the front lot line.
To permit a minimum exterior side yard setback of 1.7 metres to an existing building, whereas the By-law requires a minimum setback of 3.0 metres	The intent of the regulation is to recognize the existing exterior side yard setback from the building at 360 Woolwich Street. The building addition is setback 6.0 metres, in keeping with the front yard setback required in the R.1B Zone and aligns with the established building line on Mont Street.
To permit a minimum rear yard setback (western property line) of 4.5 metres, whereas the By-	<ul style="list-style-type: none"> <li>As the By-law defines Woolwich Street as the front lot line, Mont Street is an exterior side yard and the western property line is</li> </ul>

Site Specific Regulation	Justification
<p>law requires a minimum setback of 10.4 metres</p>	<p>considered the rear yard. On the ground; however, the western property line would be viewed as a side yard, given that the area is adjacent to Mont Street and is not intended to provide an amenity area function. In the current R.1B Zone, a minimum side yard of 2.4 metres is required for a 3 storey building and as such, the proposed yard setback of 4.5 metres is an enhancement to the current setbacks required on Mont Street.</p> <ul style="list-style-type: none"> <li>• The dwelling at 17 Mont Street has a side yard setback of 3.0 metres on this side and 0.6 m on the other, providing a separation between dwellings of 7.5 metres (24.6 feet), which is significantly more than is required in the R.1B Zone (total of 4.8 metres or 15.7 feet).</li> <li>• The Sun Shadow Study demonstrated that there will be no negative impact on the residential properties to the west with a 4.5 metre setback. The area within the setback will include multiple existing mature trees, providing further screening and buffering.</li> </ul>
<p>To permit a minimum side yard setback (northern property line) of 0.8 metres to an existing building, whereas the By-law requires a minimum setback of 7.5 metres</p>	<p>The intent of the regulation is to recognize the existing office use on the main floor of 360 Woolwich Street.</p>
<p>To permit a minimum driveway width to a parking area of 3.7 metres, whereas the By-law requires a minimum setback of 6.0 metres</p>	<p>The proposed driveway is only serving a total of nine (9) cars and with the intent for live/work units, the in/out traffic movement will be limited. The short length of the driveway can be viewed from each end to reduce the potential of entering and exiting at the same time</p>

Site Specific Regulation	Justification
<p>To require a minimum of one (1) off-street parking space per dwelling unit, whereas the By-law requires a minimum of 1.5 off-street parking spaces per unit</p>	<ul style="list-style-type: none"> <li>• The Applicant is proposing to provide one (1) parking space for each dwelling unit, which is in keeping with the requirements for all other properties on Mont Street (R.1B Zone).</li> <li>• There is on-street parking available on both Mont Street, Woolwich Street and Exhibition Street for overflow parking.</li> <li>• The Site is within walking distance to not only Downtown Guelph, but numerous local amenities and services including Exhibition Park.</li> <li>• The Site is well connected by pedestrian and cycling routes, with dedicated cycling lanes on both sides of Woolwich Street.</li> <li>• The Zoning By-law recognizes a parking reduction to 1 space per dwelling unit for intensification projects, where there is a mix of commercial and residential uses. This development proposes a mix of office and residential uses and is considered an intensification project.</li> </ul>
<p>To require a minimum of one (1) off-street parking space per 45 square metres of Office Use and an Artisan Studio Use, whereas the By-law requires a minimum of one (1) off-street parking space per 33 square metres</p>	<p>Recognizes existing supply of 3 spaces parking (2 garage spaces and one driveway space) for the current office, which is a rate of 1 space per 45 square metres</p>
<p>To permit a setback to a parking of 0.5 metres (eastern property line) and 1.5 metres (western property line); whereas the By-law requires a minimum of 3.0 metres</p>	<ul style="list-style-type: none"> <li>• A solid wood fence and dense low and high level landscaping is proposed to prevent any light glare from the parking area to adjacent properties;</li> <li>• The proposed 0.3 m setback abuts property zoned Office Residential, where a private residential amenity area is not provided;</li> </ul>

Site Specific Regulation	Justification
	<ul style="list-style-type: none"> <li>The 1.5m to the western property line is appropriate as the buffer will include solid wood fencing and mature trees to provide screening.</li> </ul>
To permit a maximum building height of 3 storeys, whereas the By-law permits a maximum building height of 4 storeys	The intent of the regulation is to limit the building height to the current permitted height in the R.1B Zone and make it more compatible in height and massing with the adjacent buildings.




## 8. Conclusions


J. David McAuley and 894419 Ontario Ltd. proposing a 2 to 3-storey, mixed-use development on the Site. The development proposal includes the retention of the building at 360 Woolwich Street and the demolition of the dwelling at 15 Mont Street. An addition is proposed to the existing building at 360 Woolwich Street, extending the building from the rear façade towards to the west along Mont Street. The development proposal will include the retention of the existing office use and dwelling unit at 360 Woolwich Street and the addition of five (5) new dwelling units. Overall, the development proposal represents an increase across the entire Site of four (4) dwelling units. The office use will continue to have a gross floor area of 131 square metres.

Based on a review of the relevant policy and regulatory framework for the Site, the proposed Zoning By-law Amendment Application is justified and represents good planning given:

- It is consistent with and conforms to provincial policy supporting the creation of complete communities and the efficient use of land and municipal resources;
- The Site is ideally situated to accommodate alternative forms of residential housing, with excellent access to pedestrian, cycling and transit routes as well as proximity to the downtown, Exhibition Park and the Speed River trail system;
- The proposed development conforms to the OP, including the proposed use, height and density;
- The site specific zoning regulations for the R4.D Zone are appropriate and provide for a compatible development;
- The proposed development conforms with the urban design principles expressed in the OP as it preserves a building that is listed in the City's Heritage Register in situ with an innovative and context-sensitive building addition. The proposed building addition is of a scale and siting that respects its interface with its surroundings;
- The development can be serviced by existing municipal services.

**Prepared By:**

  
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