



**Planning Justification Report
for 150 Wellington Street Guelph,
Ontario**

Prepared for:
The City of Guelph on behalf of
The Tricar Group
3800 Colonel Talbot Road
London ON N6P 1H5

Prepared by:
Stantec Consulting Ltd.
49 Frederick Street
Kitchener ON N2H 6M7

Project Number: 160311398
Date: June 2013

Table of Contents

1.0 INTRODUCTION	1
2.0 SITE DESCRIPTION AND SURROUNDING LAND USES	2
2.1 SUBJECT LANDS	2
2.2 EXISTING PLANNING CONTROLS	2
<hr/>	
3.0 DEVELOPMENT PROPOSAL	3
3.1 OVERVIEW	3
3.2 PROPOSED APPLICATION	4
<hr/>	
4.0 LAND USE POLICY FRAMEWORK OVERVIEW.....	5
4.1 PROVINCIAL POLICY STATEMENT, 2005.....	5
4.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2006	6
4.3 LOCAL GROWTH MANAGEMENT STRATEGY	7
4.4 CITY OF GUELPH OFFICAL PLAN (NOVEMBER 2006 CONSOLIDATION)	8
4.5 OFFICIAL PLAN AMENDMENT NUMBER 39: GROWTH PLAN CONFORMITY .10	
4.6 OFFICIAL PLAN AMENDMENT 48: ENVISION GUELPH – OFFICIAL PLAN UPDATE	10
4.7 OFFICIAL PLAN AMENDMENT 43: DOWNTOWN SECONDARY PLAN	12
4.8 THE COMMUNITY ENERGY INITIATIVE	14
4.9 CITY OF GUELPH URBAN DESIGN ACTION PLAN (2009)	15
4.10 RIVER SYSTEMS MANAGEMENT PLAN	16
4.11 ZONING BYLAW 1995-14864	17
<hr/>	
5.0 DEVELOPMENT PROPOSAL	18
5.1 ZONING BY-LAW AMENDMENT: ZONING BY-LAW COMPARISON	18
5.2 PROPOSED SITE SPECIFIC REGULATIONS	22
5.2.1 Building Height.....	22
5.2.2 Setbacks.....	22
5.2.3 Angular Plane	23
5.2.4 Rear Yard Access.....	23
<hr/>	
6.0 SERVICING AND STORMWATER MANAGEMENT	24
7.0 ENVIRONMENTAL IMPACT STATEMENT	25
8.0 PRELIMINARY NOISE AND VIBRATION IMPACT STUDY	27
9.0 URBAN DESIGN MASTER PLAN	28
10.0 CONCLUSIONS	29

LIST OF FIGURES

FIGURE 1: LOCATION MAP

FIGURE 2: ROOF GARDEN PLAN

FIGURE 3: CITY OF GUELPH OFFICIAL PLAN – SCHEDULE 6: GUELPH C.B.D
CONCEPT PLAN

FIGURE 4: CITY OF GUELPH DOWNTOWN SECONDARY PLAN LAND USE PLAN

FIGURE 5: CITY OF GUELPH DOWNTOWN SECONDARY PLAN MINIMUM & MAXIMUM
BUILDING HEIGHT

FIGURE 6: CITY OF GUELPH ZONING BY-LAW

LIST OF APPENDICES

APPENDIX A: CONCEPT SITE PLAN

APPENDIX B: ZONING CONCEPT AND DRAFT BY-LAW

1.0 Introduction

On behalf of our client, The Tricar Group, Stantec has prepared this Planning Justification Report in support of their application to amend the City of Guelph Zoning By-law for 150 Wellington Street in Guelph, Ontario. The report has been prepared as outlined at the Pre-consultation meeting held on June 20, 2013 by the City of Guelph.

This report outlines the specific development proposal, a review and analysis of pertinent planning policies and provides a recommendation.

This Planning Justification Report is part of a comprehensive application package including the following reports/plans and fees submitted concurrently with this application:

- Scoped Environmental Impact Statement Terms of Reference
- Traffic Impact Statement (to follow under separate cover)
- Noise and Vibration Study
- Functional Servicing Report
- Urban Design Master Plan
- Community Energy Commitment Letter
- Phase 1, Environmental Site Assessment
- Conceptual Site and Landscape Plan
- Roof Garden Plan

Collectively these reports demonstrate a “Complete Application” and are reflective of the discussions at the Pre-consultation Meeting of June 20, 2013 and should be circulated to the planning review agencies, and made available to Council and the public.

2.0 Site Description and Surrounding Land Uses

2.1 SUBJECT LANDS

The subject property is located at 150 Wellington Street at the corner of Macdonell and Wellington Street in Guelph, Ontario, as shown on **Figure 1**. The subject property is located in the downtown core of Guelph and has a lot area of 5,541 square metres (59,653.23 square feet/0.55 hectares). Historically, the subject property was part of the former Marsh Tire site and currently the property is vacant.

To the immediate north is the railway line and the inter-modal transit terminal. The Tricar development, the River House, is beyond the railway tracks with the Sleeman Centre beyond that, to the north east is the River Run Centre with the Speed River east of that. To the south and west is a mix of low rise residential dwellings and commercial buildings. The east is the Downtown multi-use trail and the Speed River.

The site is located within the Urban Growth Centre where there is expected to be 6,000 new residents by 2031 and the density is to be a minimum of 150 persons and jobs per hectare.

2.2 EXISTING PLANNING CONTROLS

Official Plan: The property is designated as Central Business District (CBD) within the City of Guelph Official Plan (2006 consolidation) and is further designated as Residential Emphasis under Schedule 6 – Guelph C.B.D – Concept Plan. It is also subject to OPA 43, which is the Downtown Secondary Plan.

Zoning by-law: The subject property is zoned Central Business District (CBD) 2.1 under Zoning By-law 1995-14864.

V:\01603\active\160311398\design\drawing\Planning\sheet_files\Figures\160311398_R-FIG.dwg
6/28/2013 10:53:26 AM By: Jaskolka, Jeff



June, 2013
160311398



Stantec

Stantec
49 Frederick Street
Kitchener, ON Canada
N2H 6M7
Tel. 519.579.4410
Fax. 519.579.8664
www.stantec.com

Client/Project
The Tricar Group
150 Wellington Street East
Guelph, Ont

Figure No.
1.0

Title
Location Map

3.0 Development Proposal

3.1 OVERVIEW

The Tricar Group is proposing to develop a mixed use building with 165 residential units. The building will be subject to a future application to develop a Plan of Condominium. The Tricar Group is an experienced developer of high rise buildings and proposes to construct a landmark building in the heart of Guelph, capturing the essence of Guelph in the design and moving to meet growth and intensification targets for the downtown. The development will provide residential condominium living opportunities for people who want to live and work in the downtown and who want to be close to the amenities of downtown. This development will create residential living space with views and amenities, together with a sense of place within the urban core.

The development provides underground and structured parking. Three storeys of structured parking are proposed, one underground and two above ground. The underground and structured parking area will have access off of Wellington Street.

The proposed development will consist of 165 - 1 and 2 bedroom units with and without a den. Each unit offers ample living space, amenities, views and secure access. The units proposed in this development have a floor space ranging from 73 to 232 square metres (795 to 2,500 square feet). The weighted average square footage of suites is 16 square metres (175 square feet), less than the Tricar River House development. The Tricar River House development has floor sizes ranging from 99 to 297 square metres (1,068 to 3,200 square feet). The shift in unit sizes is in order to bring a different product to the residential market in the downtown core and to provide choice to consumers.

The ground floor commercial space encourages interaction with the streets. The residential floors from 2-16 will have balconies on each floor. Floor 17 and 18 are larger penthouse units with terraces and balconies.

The proposed development provides ground floor commercial space of 611 square metres (6,581 square feet). The ground floor is intended to be interactive within the building and to the street outside in order to create a vibrant street at this end of Wellington Street.

The development proposes a large, green rooftop amenity space on the 3rd storey; with approximately 2,112 square metres (22,739 square feet) of landscaped area in addition to the proposed 961 square metres (10,348 square feet) of landscaped area at grade and 682 square metres (7,350 square feet) on the 7th storey. Due to changes in topography the green roof areas will be visible from the downtown and will appear almost at grade from the transit hub, even though elevated 2 storeys from Wellington Street. As a result the green roof will be designed to feel like an urban park with walking trails, seating areas, community gardens, a putting green and ample landscaped area, as shown on **Figure 2** below. Also located within the building is a media room, an exercise room, a lounge and a billiards area for the building residents.

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Development Proposal

June 26, 2013

**FIGURE 2: ROOF GARDEN PLAN**

This building will support and build upon the recent reinvestments in Guelph City Hall and the Carden Street streetscape which has begun to revitalize the downtown. This development will bring people into the downtown and provide investment in the core and act as a catalyst to other investment into the Urban Growth Centre. The recent success of the Tricar River House development across the street along Macdonell and Woolwich Street is a strong indicator of the market demand for this type of mixed use development in the City.

A conceptual site plan is attached as **Appendix A**.

3.2 PROPOSED APPLICATION

The application submitted as part of this development is to:

Amend the Zoning By-law with a site specific provision for the CBD.2-1 zoning to allow a height of 18 storeys for this site, to remove the requirement for angular plane (section 4.16), to remove the requirements for access to the rear yard (section 6.3.3.2.1.1.6) and to allow to 0 metre rear yard, 0 metre side yard, 0 metre front yard and to allow for 611 square metres of ground level commercial use.

4.0 Land Use Policy Framework Overview

4.1 PROVINCIAL POLICY STATEMENT, 2005

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The PPS supports improved land use planning and management which contributes to a more effective and efficient land use planning system.

The proposed Zoning By-law amendments, in our opinion, conform to the policies in Section 1.0 Building Strong Communities of the PPS by supporting and emulating the following objectives:

- Promoting an efficient development;
- Creating an appropriate range and mix of residential and commercial uses;
- Promoting a cost-effective development to minimize land consumption and servicing costs; and
- Capitalizing on existing infrastructure – wastewater, water, stormwater, public transit and roads.

The PPS promotes intensification and redevelopment through a number of policies, including 1.1.2 which states that *“sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years”*.

Policy 1.4.3 requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents by, among other matters, facilitating all forms of residential intensification and redevelopment and promoting densities for new housing which efficiently uses land, resources, infrastructure and public services facilities and support the use of public transit.

Policy 1.8 states that in order to support energy efficiency and improved air quality land use and development patterns shall promote compact form and a structure of nodes and corridors; promote the use of public transit and other alternative transportation modes in and between residential, employment and to improve the mix of employment and housing to shorten commute journeys and decrease transportation congestion.

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Land Use Policy Framework Overview

June 26, 2013

The proposed development, in our opinion, is consistent with the Provincial Policy Statement as outlined below:

- It is both a redevelopment and an intensification development proposal;
- It is utilizing existing transportation networks and is conveniently located adjacent to the inter-modal transit terminal station;
- It is promoting long-term prosperity by maintaining and enhancing the vitality and viability of the downtown;
- It provides for residential and commercial development to meet housing targets; and
- It is supporting energy and air quality by promoting compact form and providing a mix of employment and housing options (i.e. mixed use building in the urban growth centre).

4.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2006

The Growth Plan for the Greater Golden Horseshoe, 2006 was prepared under the *Places to Grow Act, 2005* which provides a framework for implementing Provincial interest and vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe Region. The Plan provides a set of policies/guidelines for managing growth and development to the year 2031. Downtown Guelph is a designated Urban Growth Centre and therefore by 2015 40% of all residential development must occur within the built-up area and provide 150 jobs and residents combined per hectare.

It is our opinion that the Zoning By-law amendment are in conformity with the Growth Plan by:

- Promoting a compact, vibrant and complete community;
- Directing a significant portion of new growth to the built-up areas of the community through intensification;
- Requiring more efficient use of land and ensuring compatibility with adjacent land uses;
- Protecting, conserving, enhancing and wisely using valuable natural resources of land, air and water;
- Optimizing the use of existing and new infrastructure to support a compact and efficient built form; and
- Requiring and anticipating that in order to meet the Growth Plan that higher intensification buildings could be approved and developed.

4.3 LOCAL GROWTH MANAGEMENT STRATEGY

The City of Guelph approved the Local Growth Management Strategy in 2009. The Strategy outlines and established targets for the City Growth which estimates approximately 175,000 people and 31,000 jobs by 2031. The Strategy further identifies growth and intensification opportunities in nodes or corridors which are already located within existing built-up areas such as the Downtown. The Growth Management Strategy is currently identifying 2,000-3,000 additional residential units and may result in a range of 4,000 – 7,500 people for Downtown and that the Downtown Secondary Plan will establish targets to support 150 people and jobs per hectare.

The strategy directs a significant amount of growth within the built up area, and in particular the Urban Growth Centre. Revitalization of vacant, underutilized sites is encouraged through infill development. By the year 2015, 40% of residential development will occur in the built up area (section 2.4.5.1 (a), (b) and (c)). The proposed development is located within the City's built up area and the urban growth centre and further proposes to redevelop a vacant underutilized lot.

The development will support transit, walking and cycling for everyday activities (Section 2.4.5.1 (h)). The proximity to trails and the transit hub makes the site ideal for supporting a walkable community and reduce the number of vehicular trips.

In order to maximize the number of people in the Downtown district the City will encourage development and use of lands for mixed-use commercial/residential buildings. The density requirement which has been identified by the province and the City's Urban Growth Strategy is calculated on an area basis. Much of the property around the site is designated open space, has been redeveloped (e.g. Sleeman Centre and River Run Centre), is considered heritage (e.g. County of Wellington administration building) or is existing low rise residential/commercial. For many of the nearby sites – further redevelopment to achieve the density targets recommended in the Urban Growth Strategy are not possible and potential redevelopment sites can support additional density on a site specific basis to reach the broader intensification targets. The development proposed contributes 165 additional residential units and together with the ground floor commercial component will create new job opportunities in the downtown core. All of these factors contribute to the density and growth targets set out for Downtown Guelph.

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Land Use Policy Framework Overview

June 26, 2013

4.4 CITY OF GUELPH OFFICIAL PLAN (NOVEMBER 2006 CONSOLIDATION)

The subject property is designated as Central Business District – Residential Emphasis in the current Official Plan, as shown on **Figure 3**. The Official Plan encourages the Downtown Core to be a beautiful, vibrant multiple-functional urban centre where investment, employment and housing are the main focus. The Central Business District (CBD) should be the civic, cultural, social and economic centre for activities and the development of land uses.

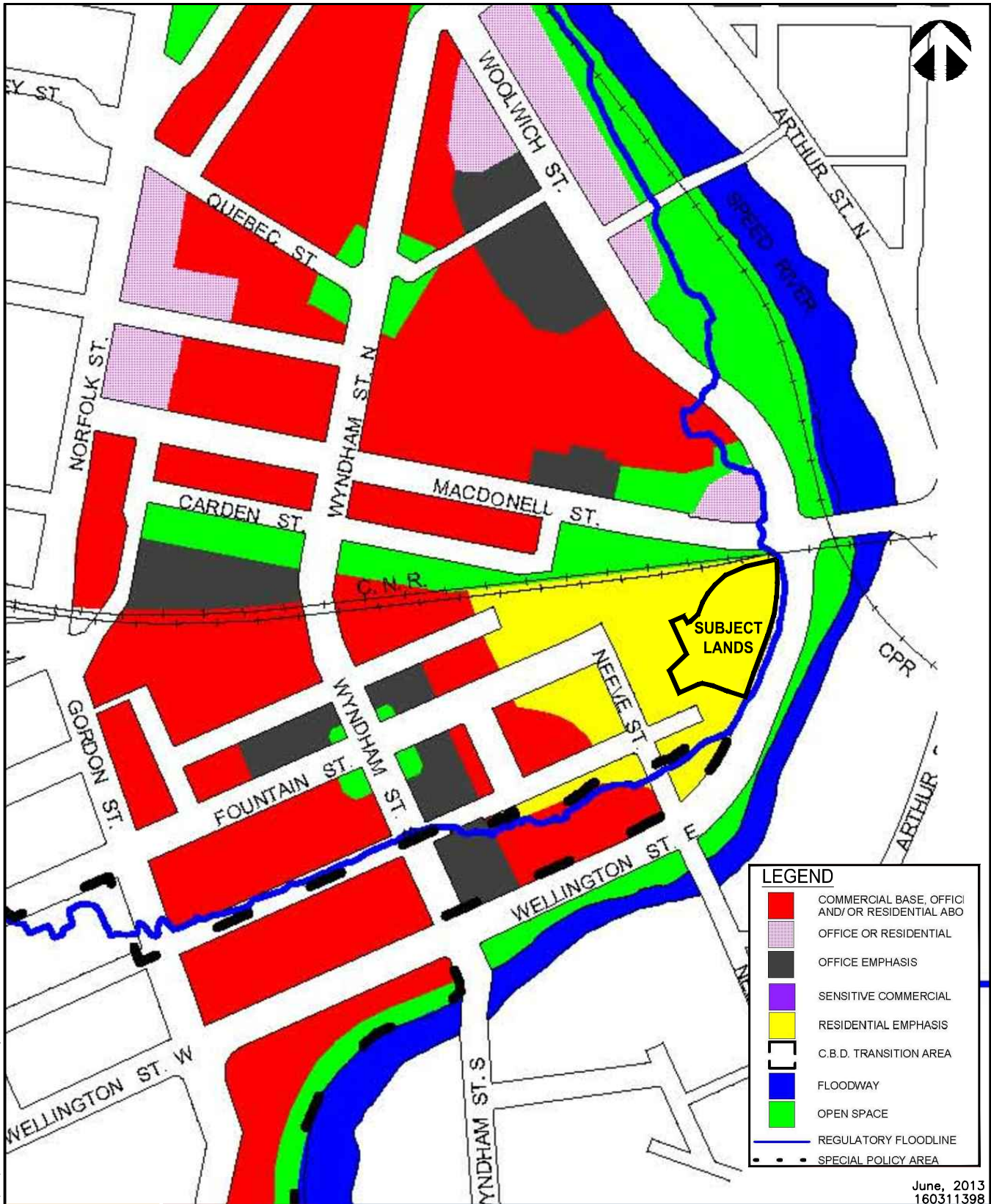
Section 3 of the Official Plan outlines general development policies which include section 3.2 Community Form Statement. The proposed development conforms to the community form policies by continuing to make downtown the focal area for investment and civic heart of the community and strengthen its role as a vibrant residential community by accommodating and increasing share of population growth. It meets the objectives of community form by assisting in guiding the location, scale, timing of development to ensure compact, orderly and sustainable development and minimizing the cost of municipal services and infrastructure. It will help to achieve a moderate rate of population growth, the target of which is to increase by 1.5 per cent of the total City population annually.

Section 3.3 Urban Form policies outlines how the City will promote a compact urban form and gradual expansion of existing urban development. The proposed development will conform to these policies and assist with achieving the objectives by encouraging intensification and redevelopment of existing urban areas, gradually increasing the average residential density of the community, maintaining and strengthening the Central Business District as the heart of the community and maximizing efficient use of municipal services. The proposed development will provide mixed use land uses and provide residents opportunities to live, learn, work, shop, in close proximity. It will reuse, revitalize and redevelopment an industrial site that is currently under-utilized/no longer in use. It will conform to the city's environmentally sustainable development urban form policies by using environmentally-friendly design concepts (e.g. third storey green roof area, glazing for bird friendly design, etc.).

Section 3.6 of the Official Plan outlines policies and objectives for Urban Design. The development conforms to the following objectives:

- Practice environmentally sustainable urban development by adhering to urban design principles that respect the natural features, reinforce natural processes and conserve natural resources;
- Conserve the City's built heritage (buildings, structures, landmarks, monuments, cultural landscapes, neighbourhoods) and to further assist conservation through complementary design of new buildings, landscapes and neighbourhoods; and
- Encourage compatibility and quality in the built environment while allowing for a diverse expression of site design by establishing design principles and guidelines to encourage excellence in design.

V:\01603\active\160311398\design\drawing\Planning\sheet_files\Figures\160311398_R-FIG.dwg
 6/28/2013 10:53:55 AM By: Jaskolka, Jeff



Stantec

Stantec
 49 Frederick Street
 Kitchener, ON Canada
 N2H 6M7
 Tel. 519.579.4410
 Fax. 519.579.8664
 www.stantec.com

Client/Project
 The Tricar Group
 150 Wellington Street East
 Guelph, Ont

Figure No.
3.0

Title
 City of Guelph Official Plan
 Schedule 6:
 Guelph C.B.D - Concept Plan

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Land Use Policy Framework Overview

June 26, 2013

- The buildings should be oriented towards the street and have front facades with entrances and windows that respect the rhythm and frequency of the prevailing neighbourhood/district pattern. Extensive blank facades facing a street, open street or park should be avoided.
- It will promote physical planning that will reduce the need for and length of vehicular trips by providing for a variety of land uses, providing for alternative forms of transportation; and creating a compact development form.
- The proposed development will have an “animated” ground level building façade as it is located along the Speed River in the downtown area. This is to be accomplished by having building entrances and windows facing the river; parking areas will not be visually apparent from the river’s edge.
- The development will promote the improvement of riverfront lands that are available for public use, for pedestrian and cyclist amenity as well as the retention or restoration of natural and cultural heritage qualities.
- Provide opportunity for informal surveillance of outdoor spaces (“eyes on the street”) in order to deter a potential offender.
- Promote the planting of street trees as desirable elements of the streetscape.
- Streetscape improvements will be undertaken as a component of the design and development of municipal public works or, as a condition of development approval, where appropriate.

The proposed development conforms to the above mentioned Urban Design policies/objectives and others as set out within the Official Plan by providing sustainable and compatible urban development, natural heritage features, creating visual character and building material elements, providing “eyes on the street”, and encouraging the use of transit.

Section 3.8 of the Official Plan outlines policies for Energy Conservation and Climate Change Protection. The objectives are to:

- To promote a compact urban form and develop an energy efficient pattern and mix of land uses.
- To maximize opportunities for the use of energy efficient modes of travel and reduce energy consumption for motor vehicles within the City.
- To encourage energy efficient building design and construction techniques that minimizes space heating and cooling energy consumption.

The proposed development is committed to energy conservation where possible and has outlined their commitment in the Community Energy Commitment letter enclosed as part of this Zoning By-law Amendment submission package.

4.5 OFFICIAL PLAN AMENDMENT NUMBER 39: GROWTH PLAN CONFORMITY

Official Plan Amendment (OPA) 39 updated the City of Guelph's Official Plan and brought its policies into conformity with the Growth Plan for the Greater Golden Horseshoe. City Council adopted OPA 39 in June 2009 and it is in full force and effect.

OPA 39 replaces the Official Plan policies for the Central Business District with Urban Growth Centre (Downtown) policies. Downtown Guelph will continue to be the focal areas for investment in office-related employment, commercial, recreational, cultural and institutional uses while attracting a significant share of the City's residential growth. The downtown will continue to be the 'heart of the community'. The proposed development will achieve the objectives of Downtown Guelph by:

- Assisting in achieving a minimum density target of 150 people and jobs combined per hectare by 2031, measured across the entire Downtown;
- Providing additional residential development... including commercial development... in order to promote live/work opportunities and economic vitality in the Downtown.

4.6 OFFICIAL PLAN AMENDMENT 48: ENVISION GUELPH – OFFICIAL PLAN UPDATE

The Official Plan update continues to designate the subject property as Downtown. The overall goals and development density objectives for the Downtown area remain, in our opinion similar to the adopted Official Plan.

The remaining updates to the City of Guelph Official Plan were completed through OPA 48 and are intended to ensure that the Official Plan is in conformity with the provincial legislation and plans the City plans and studies. OPA 48 was approved by City Council in June 2012 but is not in effect.

The strategic goals for the Official Plan which the proposed development helps to support include:

- Planning a complete and healthy community – to preserve and enhance a safe, liveable and healthy community.
- Municipal Services – direct development to those areas where full municipal services and related infrastructure are existing or can be made available while considering existing land uses.

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Land Use Policy Framework Overview

June 26, 2013

- Urban Design – building a compact, mixed-use and transit supportive community and encouraging intensification and redevelopment of existing urban areas that are compatible with existing built form.
- Downtown – strengthen the role of the Downtown as a major area for investment, employment and residential uses such that it functions as a vibrant focus of the City.

The proposed development will conform to the new proposed Complete and Healthy Community policies which outline planning for complete community with a focus on achievement of a well-designed, vibrant city that provides access to employment opportunities, a range of housing option, local services and public transportation.

The policies for Downtown were renumbered but remain unchanged. Therefore the proposed development still conforms to the policies as outlined in section 4.4 of this report. Section 4.7 Community Energy was added to the plan, see section 4.8 of this report and Community Energy Commitment Letter submitted as part of this application which outlines the proposed development commitment to energy.

Urban Design policies have been updated, the proposed development conforms to the new policies by:

- Creating neighbourhoods with diverse opportunities for living, working, learning and playing;
- Building compact neighbourhoods that use land, energy, water and infrastructure efficiently and encourage walking;
- Engaging in “place-making” by developing a building, spaces and infrastructure that is permanent, enduring, memorable and beautiful, adaptable, flexible and valued;
- Improving conditions for greater personal security by incorporating ground floor commercial, increasing the potential for informal surveillance;
- Design for choices of mobility including walking, cycling, transit, and driving; and
- Reducing energy and water demand utilizing alternative energy systems.

The proposed development will conform to the policies for High-rise buildings built form by ensuring tall buildings have a distinctive bottom, middle and top, include interesting architectural features; parking is provided primarily below grade, tower portion of the building will be slender and elegant.

The public realm will be clearly identifiable and will be integrated and connecting to the surrounding existing neighbourhood. The new development will contribute to pedestrian-

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Land Use Policy Framework Overview

June 26, 2013

oriented streetscape by locating built form adjacent to, and addressing the street edge, placing principle entrances towards the street, and providing active uses that provide an interface with the public realm. Lighting will be provided at a sufficient level for building identification and safety but will be oriented/shielded in order to minimize glare or encroachment to adjacent properties. Landscaping will be provided for and will create visual interest, complement built form and contribute to the public realm.

The proposed development is adjacent to the river corridor and will face, focus and feature the river. The ground level will building facades will be oriented towards the Speed River which will be achieved by having entrances and windows which face the river, parking will not be visible from the river's edge.

4.7 OFFICIAL PLAN AMENDMENT 43: DOWNTOWN SECONDARY PLAN

The Downtown Secondary Plan (also known as Official Plan Amendment 43) is planned to replace the Central Business District policies in the City of Guelph Official Plan. The core principles of the secondary plan provide a foundation which future proposals for Downtown will be considered. The proposed development conforms to the following core principles:

Principle 1: Celebrate What We've Got – the proposed building will be strategically located to minimize impacts on historic areas and preserve important public views and it ensures that new development will be compatible with building and neighbourhoods that have heritage value.

Principle 2: Set the Scene for Living Well Downtown – the proposed development will be adding more people living downtown which will assist with maintaining economic vitality and create a vibrant place to live. The development will assist with accommodating a significant share of Guelph's population growth and provide live/work opportunities with compact residential development.

Principle 3: A Creative Place for Business – by providing ground floor commercial space the development will help to achieve reaching the minimum density of 150 people and jobs per hectare by 2031 and reinforce and expand the role of Downtown as a retail, dining, entertainment, etc. destination by providing a unique commercial space for new and existing businesses in the core.

Principle 5: Reconnect with the River – the proposed development is located on the west side of Wellington Street which is adjacent to the Speed River which is a vital community-wide asset. The proposed development will respect and maintain the river corridor and enhance public realm streetscape.

Principle 6: Make it Easy to Move Around – the proposed development will be located within walking distance to many amenities in the downtown core, it is also located near the new multi-modal transit hub in the downtown. The proposed development will help to support this major transit station and encourage active modes of transportation.

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**Land Use Policy Framework Overview
June 26, 2013

Principle 7: Embody Guelph's Green Ambitions – the proposed development will promote energy efficient buildings, use of district energy systems, provide a green roof area and other initiatives as outlined in the Community Energy Commitment Letter included as part of the this Zoning By-law amendment submission package.

Principle 8: Build Beautifully – the proposed development will ensure that the new buildings respect and complement the architecture and materials of surrounding building, integrate public art into the design of buildings, streetscapes and open spaces and promote the development of inspiring, meaningful and memorable places. Particular attention to the building design has been incorporated to ensure a complementary gateway building to the downtown is developed.

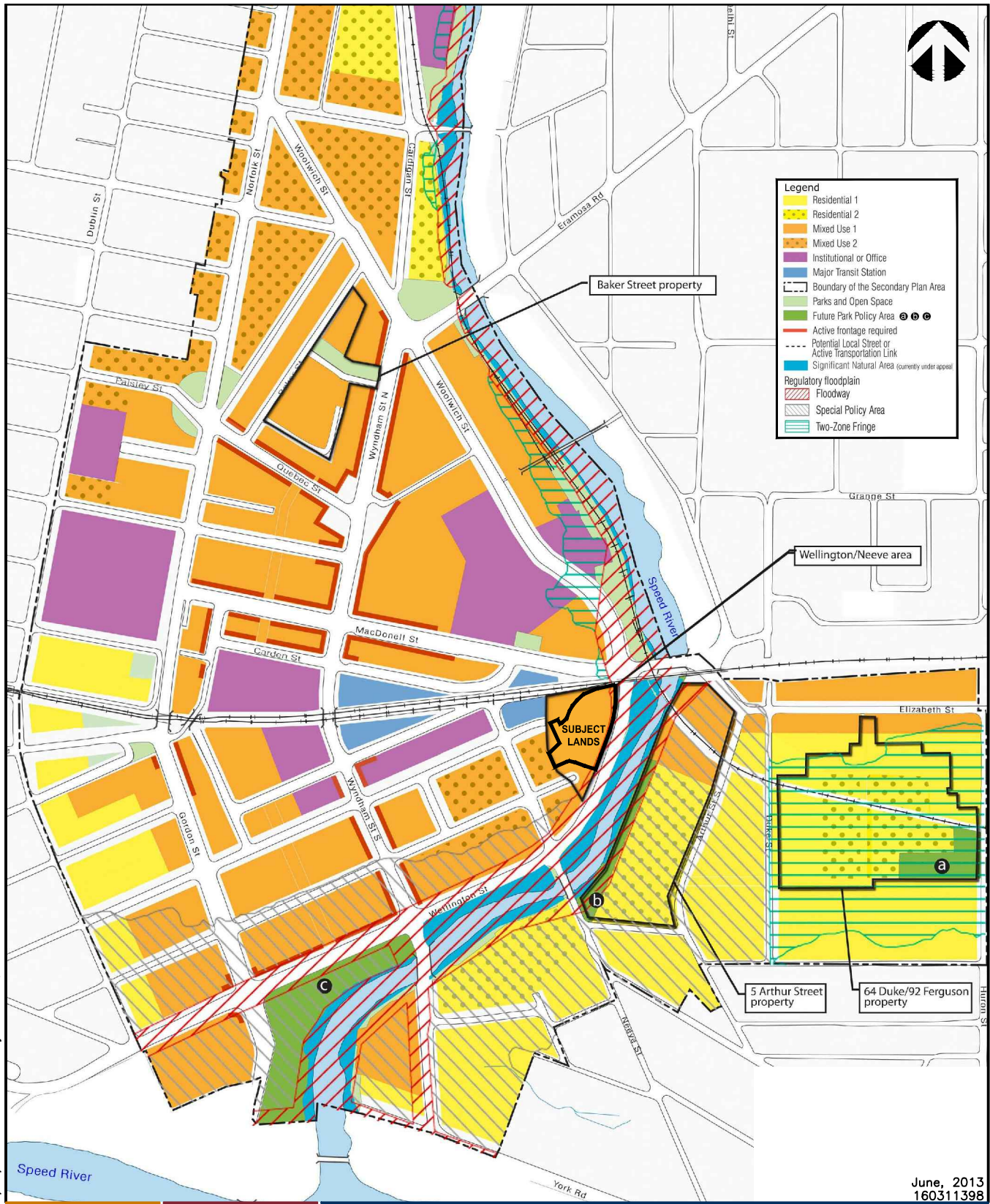
The subject property is designated as Mixed Use 1 Area, as shown on **Figure 4**, in the Secondary Plan which is envisioned to accommodate mixed-use high compact development. This will contribute to the vision of creating a strong urban character and high quality, pedestrian-oriented development. Multiple unit residential buildings, including apartments, are a permitted use in the Mixed Use 1 policy, although the minimum floor space index shall be 1.5. Buildings must be a minimum of 3 storeys and should generally be close to the front of the property line. The height range identified for the subject property is 6-18 storeys as indicated above. The proposed height of 18 storeys is within the height range contemplated in the proposed secondary plan, as shown on **Figure 5**. The secondary plan states that generally the maximum floor plate for any floor above the sixth floor shall be 1,200 square metres and generally 1,000 square metres above the eighth floor and not exceed a length to width ratio of 1.5:1. The proposed development is consistent with the contemplated floor plates.

Section 7.0 of the Secondary Plan, Land Use and Built Form, discusses the long term vision for Downtown Guelph. Downtown should contain a range and mix of uses which includes office, retail, institutional, entertainment and residential. Within the downtown core on key streets buildings must be mixed-use. Section 4.0 of the Plan indicates that *“Downtown has much potential to be enhanced as a centre for commerce and culture, but what it lacks most is housing. Many more people living Downtown will make it more vibrant and safe and contribute to the sustainability of a larger City.”*

The redevelopment of this site will contribute to the additional 4,000 - 7,500 people that are expected to be accommodated Downtown. The site is within the core area and will overlook the Speed River.

The redevelopment of this site will provide opportunities for streetscape improvements and pedestrian movement through the provision of wider sidewalks, a safe connection to the transit hub and enhanced landscaping along Wellington Street. The proposal has not yet been vetted through the site plan review committee; however, it is our opinion, that there is space for improvements for pedestrians as a result of this development. The development will have ground floor commercial spaces and will provide pedestrian scale lighting and will have street trees to initiate an enhanced level of public realm along Wellington Street.

V:\01603\active\160311398\design\drawing\Planning\sheet_files\Figures\160311398_R-FIG.dwg
 6/28/2013 10:54:18 AM By: Jaskolka, Jeff



June, 2013
 160311398



Stantec

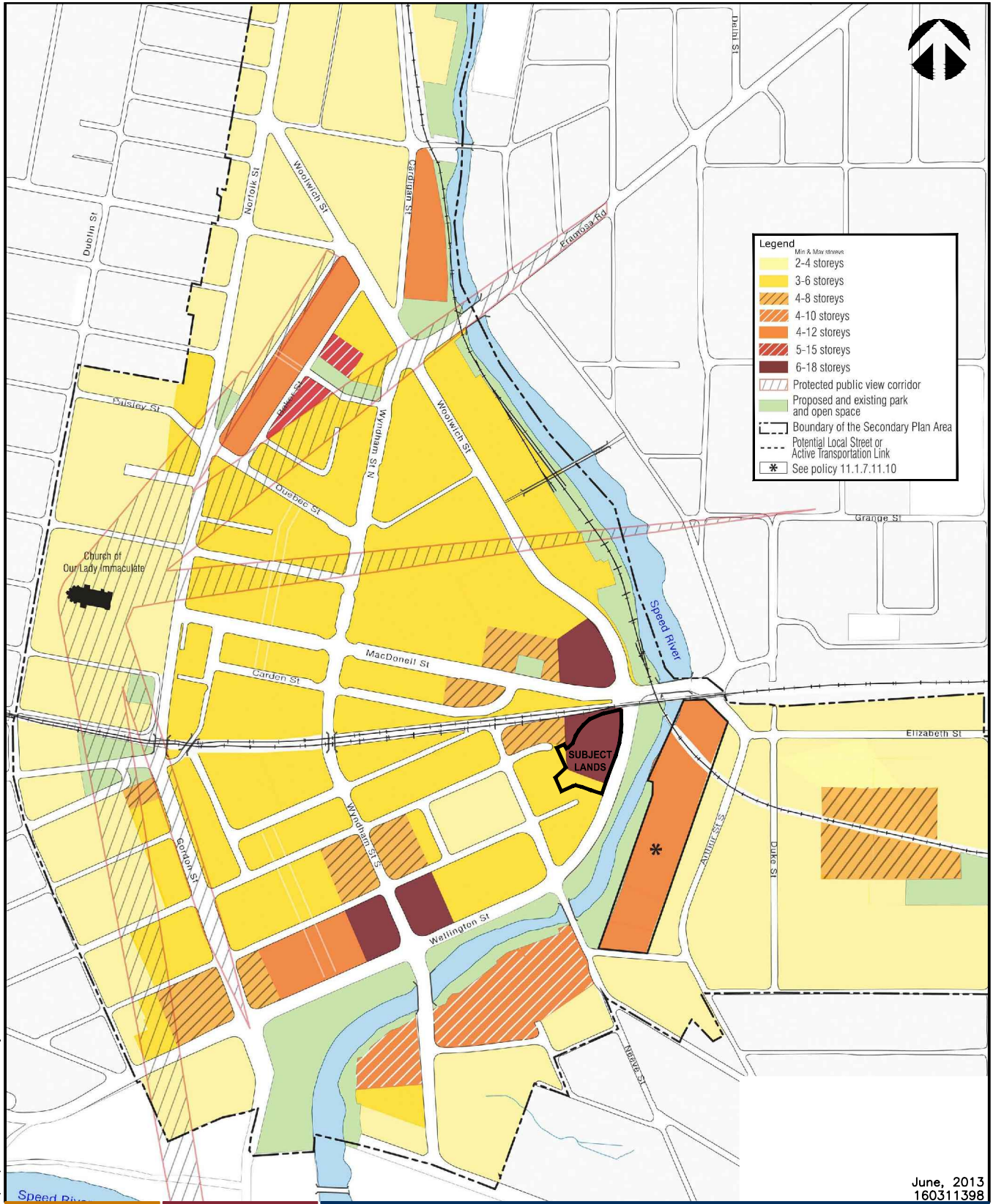
Stantec
 49 Frederick Street
 Kitchener, ON Canada
 N2H 6M7
 Tel. 519.579.4410
 Fax. 519.579.8664
 www.stantec.com

Client/Project
 The Tricar Group
 150 Wellington Street East
 Guelph, Ont

Figure No.
 4.0

Title
 City of Guelph
 Downtown Secondary Plan
 Land Use Plan

V:\01603\active\160311398\design\drawing\Planning\sheet_files\Figures\160311398_R-FIG.dwg
 6/28/2013 10:54:37 AM By: Jaskolka, Jeff



June, 2013
 160311398



Stantec

Stantec
 49 Frederick Street
 Kitchener, ON Canada
 N2H 6M7
 Tel. 519.579.4410
 Fax. 519.579.8664
 www.stantec.com

Client/Project

The Tricar Group
 150 Wellington Street East
 Guelph, Ont

Figure No.

5.0

Title

City of Guelph
 Downtown Secondary Plan
 Min. & Max. Building Heights

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Land Use Policy Framework Overview
June 26, 2013

It is our opinion that the development generally meets with the policies in the Downtown Secondary Plan.

4.8 THE COMMUNITY ENERGY INITIATIVE

The Community Energy Plan was approved in 2007 which focuses on attracting quality investment, ensuring reliable and affordable energy, reducing environmental impacts, enhancing Guelph's competitiveness, and aligning public investment. The overall vision of the City of Guelph Community Energy Plan (CEP) is to create a healthy, reliable and sustainable energy future by continually increasing the effectiveness of how the residents and businesses of Guelph use and manage their energy and water resources.

The proposed condominium building plans to contribute to this overall vision for Guelph by utilizing energy efficiency initiatives during construction of the building, including a construction waste management plan, providing water and energy efficient material and appliances and HVAC systems. Energy efficient design features will be incorporated into the final unit designs. The developer has been meeting with Guelph Hydro for the provision of District Energy for this site.

The proposed building is strategically located along multiple bus routes providing many alternative transportation options for future tenants. It is also located nearby the new Guelph Transit Hub in the downtown core. By being situated Downtown Guelph it offers potential residents amenities, dining and entertainment within walking distance and optimizes opportunities to take advantage of multiple transportation option. All of these factors will contribute to reducing vehicle journeys and contribute to the City's goal of reducing transportation energy by 25%.

A dense and well utilized site in the downtown core will help contain urban sprawl and bring high density residential living downtown. The development will integrate an active pedestrian connection between new and existing development and provide key entry point to the downtown, by all modes of travel.

There will be a significant improvement in the amount of landscaped open space provided as well as a roof top amenity and green roof area. The proposed 3rd storey landscaped terrace is approximately 2,043 square metres (22,000 square feet) resulting in 38 per cent green area at grade, plus the 3rd and 7th storey. The typical high density suburban requirements for landscape open space are 30 per cent, and often none in a downtown area.

The development will reduce heat island effect by using light-colored building materials which have proven effective in reflecting more light. The asphalt parking lot will be removed and replaced with the light coloured building and a green roof will be located on the 3rd storey and the 7th storey and a cool roof on the 18th storey. The 18th storey rooftop is a cool roof with a lighter-colored surfaces compared to a typical asphalt roof which does not reflect a lot of solar radiation.

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Land Use Policy Framework Overview

June 26, 2013

The proposed development will encourage water efficiency by using low flow faucets; toilets and showerheads throughout the units to reduce water consumption. The intent is for hot water domestic supply to come via district energy, heated storage tanks will be utilized to reduce fluctuations in the requirement for hot water under peak demand. By allowing for on-site storage it reduces the amount of time required by residents to wait for hot water to come from centralized systems. Through the integration of district energy, the heating and cooling systems will be completely closed looped systems. The evaporation losses will be minimalized, even more than a conventional heating and cooling system.

The vast majority of building materials to be used are available locally (800 km radius as defined in LEED standard), limiting environmental impact of source supply transportation. High recycled content material to be specified where possible and renewable finishes (such as flooring) will be offered as choices to purchasers of residential units. A construction waste diversion program will be in effect during the construction period.

4.9 CITY OF GUELPH URBAN DESIGN ACTION PLAN (2009)

The Urban Design Action Plan was based on 10 principles and a range of opportunity areas. The 10 principals are as follows:

1. Create communities where there are diverse opportunities for living, working, learning and playing.
2. Build compact communities that use land, energy, water and infrastructure efficiently and encourage walking.
3. Showcase natural attributes as defining features of the city's character by making them highly visible and accessible.
4. Focus on "place-making" developing infrastructure, spaces and building that are permanent and enduring, memorable and beautiful, adaptable and flexible, and ultimately valued.
5. Conserve and celebrate the city's cultural and architectural heritage and reuse heritage assets.
6. Create a diversity of inviting accessible gathering places that promote civic engagement and a full range of social, cultural and economic interaction.
7. Provide and balance choices for mobility – walking, driving, cycling and taking transit.
8. Establish a pattern of interconnected streets and pedestrian networks in which buildings frame and address public spaces.
9. Allow for a range of architectural styles and expressions that bring interest and diversity while responding appropriately to the scale and materiality of the local context.

10. Provide a setting for a variety of lifestyles and rich experiences.

The proposal is located within the Downtown opportunity area and in our opinion meets many of the objectives and principles of the plan by:

- Significantly increasing the population of residents and workers with new housing units;
- Minimize the presence of surface parking lots while ensuring businesses and institutions have convenient access to parking;
- Build a compact community which encourages walking; and
- Build to provide interconnection to streets, the site has provided sidewalks that are greater in width in order to accommodate better movement.

4.10 RIVER SYSTEMS MANAGEMENT PLAN

In January 1992 the City approved the River Systems Management Study for the Speed and Eramosa River which examined the relationship between the rivers and adjacent land uses and to create a management plan to assist in implementing the development of these land uses. The management plan assisted in refocusing attention back towards the rivers which had concerning health issues, the intent of the study was to create a vision that enhances the potential for the river corridors.

The proposed development will achieve the following objectives as outlined in the River Systems Management Plan. These are:

Objective 2 – Improve Water quality in the Speed and Eramosa Rivers and their Tributaries be considered. This is outlined in the Preliminary Servicing and Stormwater Management Report and will improve upon existing conditions.

Objective 7 – Protect and enhance views to the Speed and Eramosa Rivers. The main building entrances to the ground floor commercial and residential units faces the river. This façade is detailed with different material, setbacks and design in order to provide for visual interest. The master plan requests that large area of surface parking and garbage storage not occur along the river's edge. The development proposes to have an internal garbage collection system and all parking is in a structure, with no surface parking.

Objective 11 – Have redevelopment in the corridors of the Speed and Eramosa Rivers face, focus and feature the riverland setting and Goal 3: Compatible Riverside Development. Both of these items have been considered in the design of the proposed building.

The proposed building conforms to the objectives of the management plan by providing:

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Land Use Policy Framework Overview

June 26, 2013

- Protected and enhanced views to the rivers from the building
- Providing a destination along the river corridor – i.e. the ground floor commercial component and downtown living opportunity
- Creates redevelopment in the corridor with a focus on urban design and pedestrian setting and pedestrian movement opportunities.

The building adds to the institutional buildings such as the River Run Centre and the Sleeman Centre that face the river and provides residential accommodation that allows for views of the river without compromising the existing views and vistas within the City.

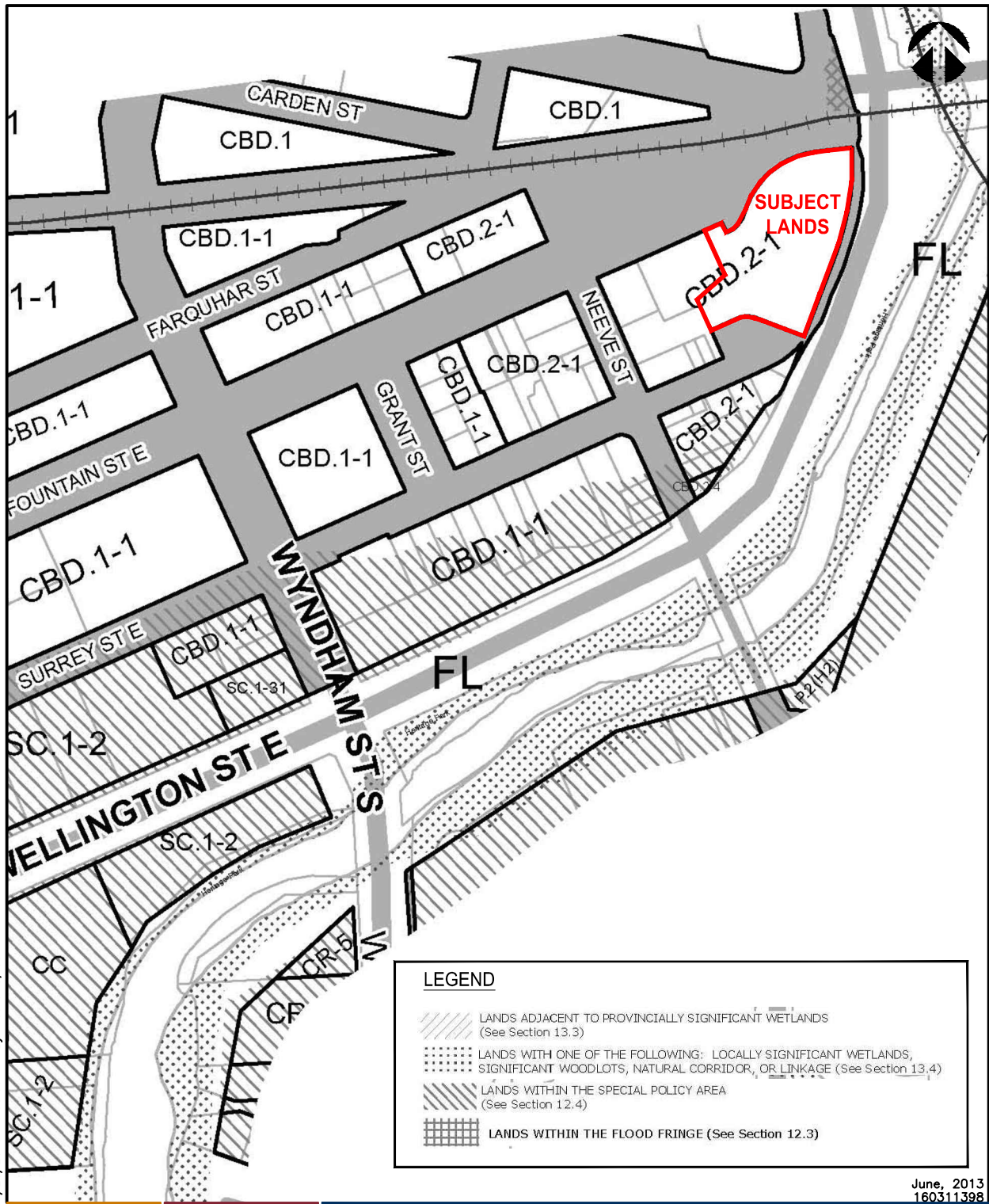
4.11 ZONING BYLAW 1995-14864

The subject property, as shown on **Figure 6**, is currently designated Central Business District (CBD) 2-1 Zone in the Zoning By-law 1995-146864. The proposal generally conforms to the regulations of the CBD.2-1 zone with the exception of building height and setbacks to Wellington Street. The by-law section regulates that the maximum height shall be 6 storeys. The applicant is seeking relief to the height provision to be in keeping with the Secondary Plan, the Growth Management Strategy and the Provincial Urban Growth Centre density targets. The existing by-law has not been updated to reflect the current direction of the City and the Province. The application is proposing to amend the zoning by-law regulation to be in keeping with recent direction.

The applicant is also seeking amendments to the general provisions to remove the requirement of section 4.16 for angular plane requirements and access to rear yard requirement of section 6.3.3.2.1.1.6.

A detailed breakdown of the zoning is provided in Section 5.1.

V:\01603\active\160311398\design\drawing\Planning\sheet_files\Figures\160311398_R--FIG.dwg
 6/28/2013 10:55:00 AM By: Jaskolka, Jeff



June, 2013
 160311398



Stantec
 49 Frederick Street
 Kitchener, ON Canada
 N2H 6M7
 Tel. 519.579.4410
 Fax. 519.579.8664
 www.stantec.com

Client/Project
 The Tricar Group
 150 Wellington Street East
 Guelph, Ont

Figure No.
 6.0

Title
 City of Guelph
 Zoning By-Law

5.0 Development Proposal

5.1 ZONING BY-LAW AMENDMENT: ZONING BY-LAW COMPARISON

Regulation	CBD.2-1	R.4C (in accordance with zoning provision 6.3.1.2)	Downtown Secondary Plan	Proposed
Minimum Lot Area	270m ²	650m ²	N/A	5,542 m ²
Minimum Lot Frontage	9 metres	15 metres	N/A	106 metres
Minimum Front Yard	The street line shall be the setback line except along Wellington Street which will be 15 metres	3 metres and in accordance with section 4.24	N/A	0 metres
Minimum Side Yard	1.5 metres	Equal to one-half the Building eight but in no case less than 3 metres, except where adjacent to any other R.4, commercial, industrial or institutional zone. In these circumstances, a minimum of 3 metres is required	N/A	0 metres
Minimum Exterior Side Yard	The street line shall be the setback line except along Wellington Street which will be 15 metres.	3 metres and in accordance with section 4.24	N/A	0 metres

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Development Proposal

June 26, 2013

Regulation	CBD.2-1	R.4C (in accordance with zoning provision 6.3.1.2)	Downtown Secondary Plan	Proposed
Maximum Front and Exterior Side Yard		6 metres	N/A	0 metres
Minimum Rear Yard		Equal to 20% of the lot depth or on-half the building height, whichever is greater, but in case less than 7.5 metres, except where adjacent to commercial, industrial or institutional zones. In these circumstances, a minimum of 7.5 metres is required.	N/A	0 metres
Maximum Building Height		6 storeys and in accordance with sections 4.16, 4.18 and 6.3.2.3	Minimum 3 Storeys - for buildings taller than 4 storey's a stepback of 3-6 metres will be required above the 4 th storey for building 6-18 storeys in height is provided for	18 storeys, as per zoning request that requirements of 4.16 not apply.
Off- Street Parking		For the first 20 units: 1.5 per unit, and for each unit in excess of 20: 1.25 per unit for a total of 211 spaces	Consolidated parking wherever possible. Generally shall be located in underground or above ground structures or surface parking lots at the rear of	238 spaces

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Development Proposal

June 26, 2013

Regulation	CBD.2-1	R.4C (in accordance with zoning provision 6.3.1.2)	Downtown Secondary Plan	Proposed
			a building. Parking structures shall be located from a local street or laneway where possible. Parking structures on a street shall generally contain active uses on the ground floor.	
Off-Street Loading		N/A	Where loading and servicing is visible at the rear or side of a building it shall be screened.	1 space provided
Accessible Parking Spaces		201-300 residential spaces requires 3 accessible spaces be provided		3 spaces
Bicycle Parking		Residential: 6 spaces for development greater than 20 units Commercial: 6 spaces for development greater than 1000 m ²		12 spaces
Access to Rear Yard	Vehicular access to the Rear Yard from a public street shall be maintained and shall be provided and such access shall have a			N/A as per the zoning by-law amendment request

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Development Proposal

June 26, 2013

Regulation	CBD.2-1	R.4C (in accordance with zoning provision 6.3.1.2)	Downtown Secondary Plan	Proposed
	width of not less than 3 metres and an overhead clearance of not less than 4.5 metres			
Maximum Density		200 units per hectare	No density provisions	Conforms – 300 units per hectare
Floor Space Index		2	Minimum of 1.5	4
Minimum Landscaped Open Space		The Front Yard of a Lot, excepting the Driveway, shall be landscaped. In addition, no parking shall be permitted within this landscaped Open Space		3,074 m ²
Angular Planes – Angular Plane from a Street	45° from centerline of ROW as per section 4.16 of the zoning by-law			N/A as per the zoning by-law amendment request
Massing			Generally the floor plate of any floor above the 6 th storey shall be 1,200 square metres. Floor plates above the 8 th storey shall generally be 1,000 square metres and not	3 rd – 6 th storey will be 2,025 sq. metres 7 th – 15 th 1,102 sq. metres 16 th : 975 sq. metres 17 th – 836 sq.

Regulation	CBD.2-1	R.4C (in accordance with zoning provision 6.3.1.2)	Downtown Secondary Plan	Proposed
			exceed a length to width ratio of 1.5:1.	metres 18 th – 743 sq. metres

5.2 PROPOSED SITE SPECIFIC REGULATIONS

5.2.1 Building Height

The zoning will have to be amended to recognize the increase in height which has been approved in the Secondary Plan. The Growth Plan for the Greater Golden Horseshoe and the growth targets set out in the City’s Official Plan polices provide for intensification in the cores. In order to achieve the density targets established, a mix of building types, high rise developments have been approved in policy to meet with established targets. The site is appropriate for 18 storeys, as contemplated for the Secondary Plan, as it is topographically at a low point and provides a gateway to the downtown core.

The building has been designed to stepback from Wellington Street. The size of the main tower has a reduced footprint in keeping with the direction of the Secondary Plan.

A shadow study demonstrates that the proposed development will not have a negative impact on the surrounding area.

5.2.2 Setbacks

The request is to amend the zoning with a site specific provision to allow rear yard, side yard and front yard setbacks of 0 metres from the property line. The intensification of the core and infill developments will require amended setbacks in order to achieve the direction set out in Official Plan polices from the City. The building has been scaled with stepbacks to ensure that the pedestrian environment is comfortable and appropriate. Alternative polices have been considered which include podium and tower configurations, floor plate limitations at grade ground floor commercial and landscape spaces at grade and on the roof. The request is in keeping with Provincial intensification targets, the City of Guelph Growth Management Strategy and the direction currently before Council regarding the Secondary Plan.

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**

Development Proposal

June 26, 2013

5.2.3 Angular Plane

An amendment to the general provisions to remove the requirement of section 4.16 for angular plane requirements is proposed based on the direction put forward for height of the building in the Secondary Plan and to meet local and provincial intensification targets. The policy direction in the Secondary Plan proposes setback requirements rather than angular plane regulation. The building setbacks meet the intent of the policy requirements and an amendment to the general provision is required.

5.2.4 Rear Yard Access

An amendment to remove the provisions of section 6.3.3.2.1.1.6 for access to the rear yard is proposed as access into the parking structure will be provide from Wellington Street. The will ensure that traffic is contained along Wellington Street which is an arterial road in the City of Guelph.

The zoning concept and draft by-law are attached as **Appendix B**.

6.0 Servicing and Stormwater Management

Stantec prepared the Functional Servicing and Stormwater Management Report for the proposed development, which has been provided as part of this application submission package. The general conclusions are:

- Sanitary service for the development can be provided by a 200 mm sanitary service connected to a relocated sanitary sewer on Wellington Street.
- The water supply for the development will be provided via relocation of mains on Wellington Street. Confirmation of main sizing is required from the City.
- Storm service for the development can be provided by a 300 mm storm service connected to a relocated storm sewer on Wellington Street.
- Given the decrease in net impervious coverage (reduction in off-site peak flow discharges) and improvement in runoff quality, no specific storm water management facilities are required, and
- Confirmation of the design/submission requirements for works in the permitted area is required from the GRCA.

7.0 Environmental Impact Statement

A Terms of Reference was prepared by Stantec Consulting Ltd. for the subject lands and will be vetted through the Environmental Advisory Committee and the River Systems Advisory Committee. No natural heritage features are identified on the subject property. The subject property is located within 120 m of the Speed River and associated Core Greenlands, which occurs opposite Wellington Street to the east.

A Scoped EIS is required to develop the subject property due to its proximity (i.e. within 120 m) to the Core Greenlands. The scope of the proposed EIS has been tailored to take into account the existing development on the property, current land use fabric, recognition of the existing setback from the Speed River, intervening land uses (Wellington Street, city trail and parkland) and the lack of natural features on, or immediately adjacent to, the subject property.

The Scoped EIS, as appropriate and may include the following sources:

- Natural Heritage Information Centre (NHIC) database;
- Breeding Bird Atlas;
- LIO mapping (2012);
- Natural Heritage System (OPA 42, not in effect) and supporting background documents;
- GRCA Regulatory mapping;
- Downtown Secondary Plan (OPA 43);
- City of Guelph River Systems Management Study (1993).

The EIS will be prepared based on consideration of the following policies:

- Policy 2.1 of the *Provincial Policy Statement* (MMAH, 2005) with guidance provided through the *Natural Heritage Reference Manual* (MNR, 2010) and *Significant Wildlife Habitat Technical Guide* (MNR, 2000);
- City of Guelph Official Plan (2001, consolidated 2012) with consideration for Official Plan Amendment 42 (OPA 42, under appeal); and
- City of Guelph Zoning By-law (2010).

A site visit (Summer 2013) will be conducted to confirm existing conditions and inventory existing vegetation on and adjacent to the subject property using Ecological Land Classification (ELC) for Southern Ontario. In addition, a detailed tree inventory of any and all trees on the subject property proposed to be removed will be conducted.

**PLANNING JUSTIFICATION REPORT
FOR 150 WELLINGTON STREET GUELPH, ONTARIO**
Environmental Impact Statement
June 26, 2013

The intent of the Scoped EIS will be to characterize the natural features and functions, describe the development, identify potential impacts and recommend appropriate mitigation and enhancement measures to protect, restore, and enhance the features onsite.

8.0 Preliminary Noise and Vibration Impact Study

A Preliminary Noise and Vibration Impact Study completed by J.E. Coulter Associates Limited has been submitted along with the application submission package. The assessment considered both the transportation and stationary sources in the area. The following conclusions were made:

- The combined effect of the various road and rail sources would create a modest noise impact.
- Standard noise control measures, including central air conditioning and warning clauses, have been recommended because of this noise excess.
- The combination of road and rail sound levels is sufficient to potentially require minor upgrades to the glazing at the bedrooms along the facades, closest to the main rail line.
- Adjacent commercial uses were found to meet MOE's noise criteria without the need for noise control measures.
- The vibration monitoring of the train passbys indicates that the freight and passenger trains do not generate sufficient ground-borne vibration levels to require any vibration control measures.

9.0 Urban Design Master Plan

An Urban Design analysis is being submitted under separate cover.

10.0 Conclusions

In Summary, the proposal is consistent with the Provincial Policy Statement and the Growth Plan, it has been designed to reflect the existing and draft documents for the area including the Urban Design Action Plan, the Secondary Plan, the River Systems Master Plan and the Official Plan Update.

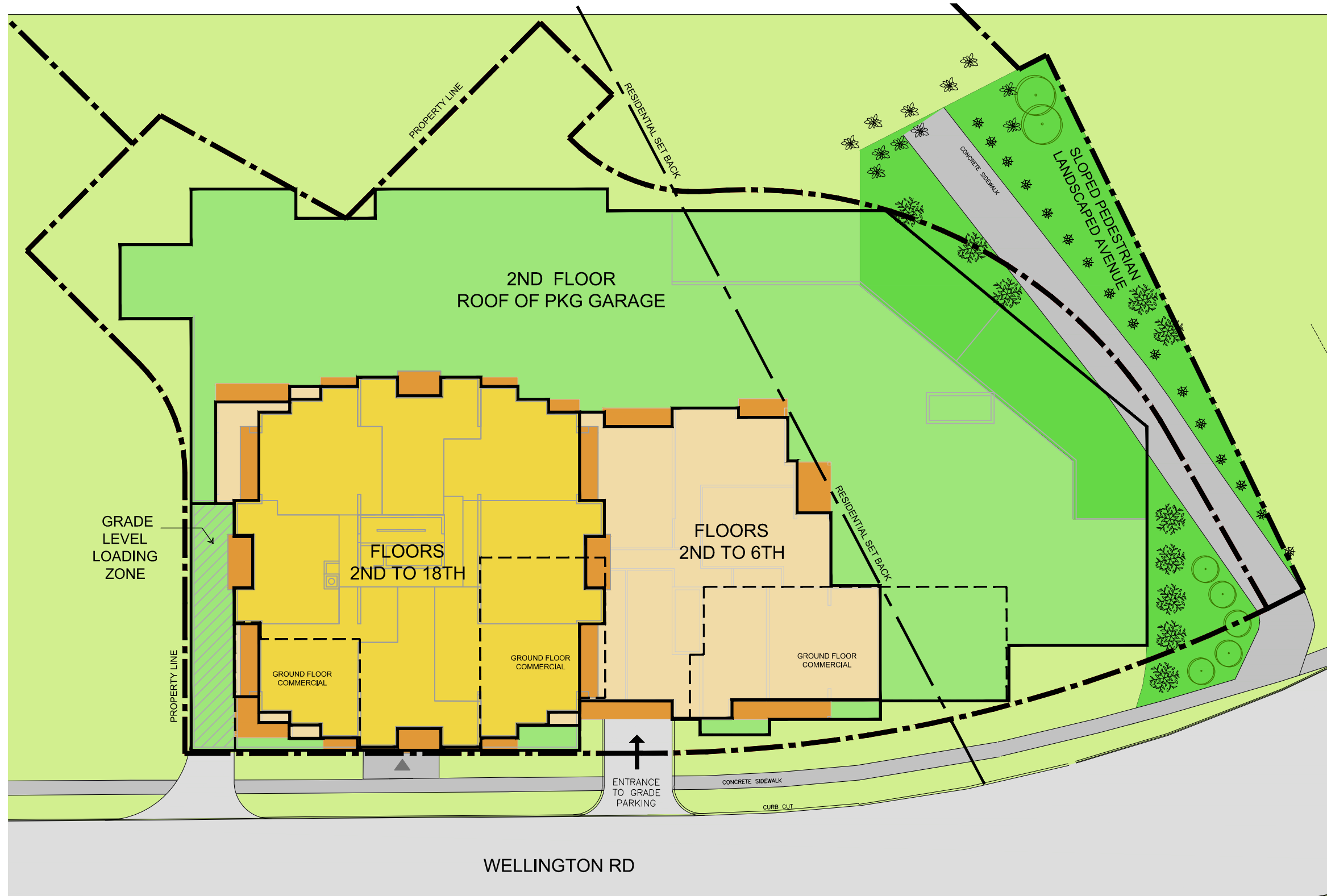
The site is well served by transit, infrastructure and the form is compatible with surrounding uses. The development is consistent with numerous policy directions and the growth management strategy for additional intensification in the downtown. The proposal will provide a form of housing in the core which provides housing opportunities in the Central Business District contributing to the City's and Province's goals for intensification and efficient uses of land for infill development and in our opinion represents good planning.

It is our opinion that this development will meet the policies of the existing Official Plan and proposed Zoning By-law request which will bring people downtown. The proposal will rehabilitate a former industrial site; provide housing opportunities and sustainable housing options for the community. It will act as a gateway to the downtown, provide enhanced pedestrian movement and will be a catalyst for other private sector investment in the downtown area.



APPENDIX A

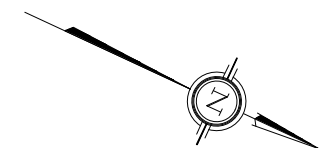
Conceptual Site Plan



	RESIDENTIAL			AREA (SQ.FT.)	TOTAL (SQ.FT.)
	1BR	2BR	TOTAL		
2ND FLOOR	6	3	9		14,124
3RD - 6TH FLOOR (4)	11 (44)	6 (24)	68	21,803	87,212
7TH - 15TH FLOOR (9)		6 (72)	72	11,868	106,812
16TH FLOOR		6	6		10,500
17TH FLOOR		6	6		9,000
18TH FLOOR		4	4		8,000
TOTAL	50	115	165		235,648

	PARKING		COMMERCIAL	
	SPACES	AREA (SQ.FT.)	UNITS	AREA (SQ.FT.)
UNDERGROUND LEVEL	100	45,862		
GROUND FLOOR	71	36,621	3	6,581
2ND FLOOR	67	33,618		
TOTAL	138	116,101	3	6,581

LOT AREA = 59,653.23 SQFT (0.55 HA)
 3RD FLOOR LANDSCAPED AREA = 22,739.74 SQFT
 GRADE LEVEL LANDSCAPED AREA = 10,348.85 SQFT
 DENSITY = 3.95



DATE:	REV. NO.	NOTES
2013 05 15		
		NTS
SITE PLAN CONCEPT		

**150 WELLINGTON ROAD
GUELPH, ONTARIO**





APPENDIX B

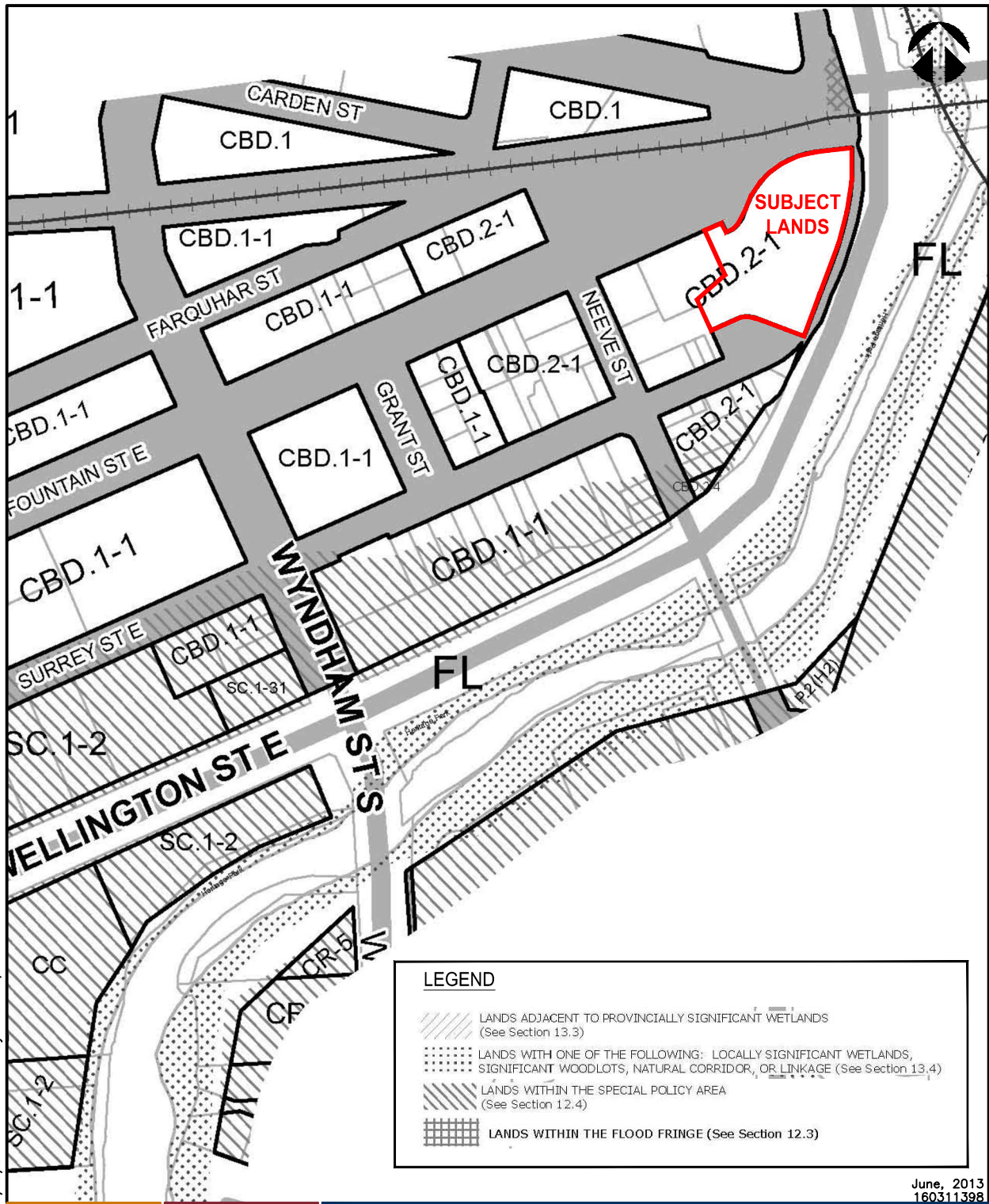
Zoning Concept and Draft By-law

150 Wellington Street – Draft Zoning By-law

By-law Number (1995)-14864, as amended, is hereby further amended notwithstanding the provisions of the CBD.2-1 zone, for the lands shown as subject property, with the following exceptions and additions:

1. Site specific provisions shall allow for 0 metre rear yard, site yard and front yard provisions and allow for maximum building height of 18 storeys.
2. Section 4.16 and 6.3.3.2.1.1.6 shall not be applicable.

V:\01603\active\160311398\design\drawing\Planning\sheet_files\Figures\160311398_R--FIG.dwg
 6/28/2013 10:55:00 AM By: Jaskolka, Jeff



June, 2013
 160311398



Stantec

Stantec
 49 Frederick Street
 Kitchener, ON Canada
 N2H 6M7
 Tel. 519.579.4410
 Fax. 519.579.8664
 www.stantec.com

Client/Project
 The Tricar Group
 150 Wellington Street East
 Guelph, Ont

Figure No.
 6.0

Title
 City of Guelph
 Zoning By-Law