

PLANNING REPORT

**19, 29, 35, 41, 51 and 59 Lowes Road West
City of Guelph**

**Prepared on behalf of
Reid's Heritage Homes**

August 25, 2016

Project No. 1322



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This report has been prepared in support of a zone change application for the property municipally addressed as 19, 29, 35, 41, 51 and 59 Lowes Road West, City of Guelph and is legally described as Lots 2, 3, 4 and 5, Registered Plan 508 and Part of Lots 14 and 15 Registered Plan 467 (Geographic Township of Puslinch) City of Guelph. The subject property is under contract to purchase from Parry Schnick and Catriona Forbes by Reid's Heritage Homes. The total area of the property subject to this zone change application is 1.654 hectares.

2. Description of the Proposal

Figure 1 – Proposed Concept Plan (August 22, 2016)

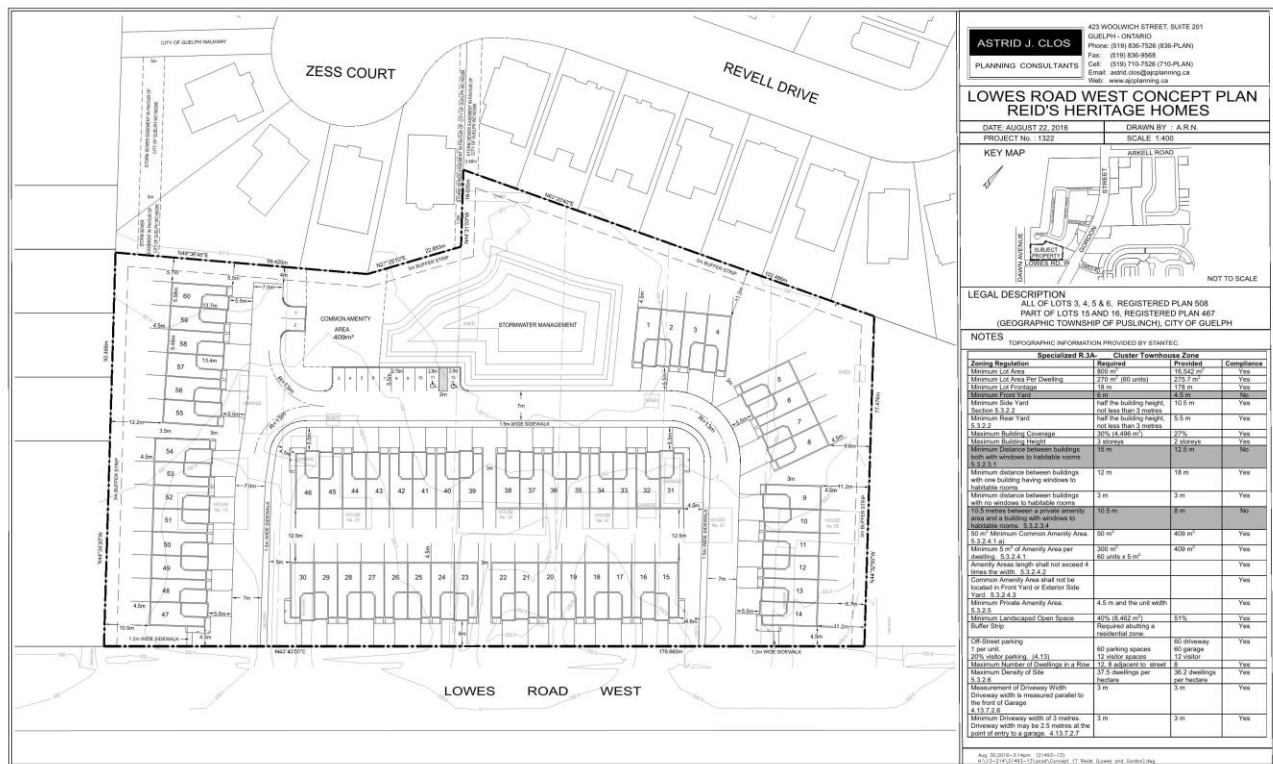


Figure 2 – Zoning Compliance

Specialized R.3A- ____ Cluster Townhouse Zone			
Zoning Regulation	Required	Provided	Compliance
Minimum Lot Area	800 m ²	16,542 m ²	Yes
Minimum Lot Area Per Dwelling	270 m ² (60 units)	275.7 m ²	Yes
Minimum Lot Frontage	18 m	178 m	Yes
Minimum Front Yard	6 m	4.5 m	No
Minimum Side Yard Section 5.3.2.2	half the building height, not less than 3 metres	10.5 m	Yes
Minimum Rear Yard Section 5.3.2.2	half the building height, not less than 3 metres	5.5 m	Yes
Maximum Building Coverage	30% (4,496 m ²)	27%	Yes
Maximum Building Height	3 storeys	2 storeys	Yes
Minimum Distance between buildings both with windows to habitable rooms 5.3.2.3.1	15 m	12.5 m	No
Minimum distance between buildings with one building having windows to habitable rooms	12 m	18 m	Yes
Minimum distance between buildings with no windows to habitable rooms	3 m	3 m	Yes
10.5 metres between a private amenity area and a building with windows to habitable rooms. 5.3.2.3.4	10.5 m	8 m	No
50 m ² Minimum Common Amenity Area. 5.3.2.4.1 a)	50 m ²	409 m ²	Yes
Minimum 5 m ² of Amenity Area per dwelling. 5.3.2.4.1	300 m ² 60 units x 5 m ²	409 m ²	Yes
Amenity Areas length shall not exceed 4 times the width. 5.3.2.4.2			Yes
Common Amenity Area shall not be located in Front Yard or Exterior Side Yard. 5.3.2.4.3			Yes
Minimum Private Amenity Area. 5.3.2.5	4.5 m and the unit width		Yes
Minimum Landscaped Open Space	40% (8,462 m ²)	51%	Yes
Buffer Strip	Required abutting a residential zone.		Yes
Off-Street parking 1 per unit. 20% visitor parking. (4.13)	60 parking spaces 12 visitor spaces	60 driveway 60 garage 12 visitor	Yes
Maximum Number of Dwellings in a Row	12, 8 adjacent to street	8	Yes
Maximum Density of Site 5.3.2.6	37.5 dwellings per hectare	36.2 dwellings per hectare	Yes
Measurement of Driveway Width Driveway width is measured parallel to the front of Garage 4.13.7.2.6	3 m	3 m	Yes
Minimum Driveway width of 3 metres. Driveway width may be 2.5 metres at the point of entry to a garage. 4.13.7.2.7	3 m	3 m	Yes

Specialized Zoning Regulations being requested:

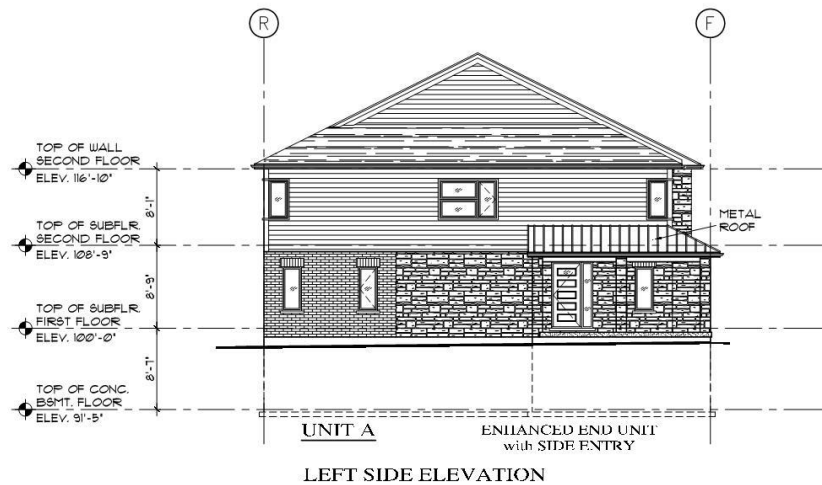
- 4.5 m is provided where the Zoning By-law requires a Minimum Front Yard of 6m.
- 12.5 m is provided where section 5.3.2.3.1 requires a Minimum Distance between buildings both with windows to habitable rooms to be 15 m.
- 8 m is provided where section 5.3.2.3.4 requires a Minimum distance between a private amenity area and a building with windows to habitable rooms to be 10.5 m.

Figure 3 - Proposed Front Building Elevation



The proposed front building elevation as shown in Figure 3 includes a front door and windows facing onto the Lowes Road West street frontage. The end units facing onto Lowes Road feature a porch and front door facing the municipal street as shown in Figure 4. Sidewalks providing direct access to Lowes Road West are proposed.

Figure 4 – Proposed Side Building Elevation with Porch



3. **Existing Conditions and Surrounding Land Uses**

The subject property includes six existing single detached dwellings which are proposed to be demolished. None of these homes is included on the Municipal Register of Cultural Heritage Properties, nor have any of these dwellings been designated as having heritage significance. The request for permission to demolish these homes is being made as part of this zone change application.

The existing surrounding land uses include:

- North - Two storey single detached dwellings fronting onto Zess Court and Revell Drive in the Conservation Estates Subdivision.
- East - Approved future 2 storey Mixed Use building in the CR-14 Zone with frontage on Gordon Street and Lowes Road West.
- South - Single detached dwellings facing onto Lowes Road West and Gordon Street.
- West - Single detached dwellings facing onto Lowes Road West and Dawn Avenue.

Figure 5 - Surrounding Land Use



4. Planning Framework

4.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 (PPS) is issued under the authority of Section 3 of the Planning Act and was in effect as of April 30, 2014. It replaces the Provincial Policy Statement issued March 1, 2005. In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. (**bolding** added for emphasis)

“1.1.3 *Settlement Areas*

1.1.3.1 ***Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.***

1.1.3.2 *Land use patterns within settlement areas 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; and*
3. *minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; 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.*

“1.6.3 a) *The use of existing infrastructure and public service facilities should be optimized;”*

“1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. **Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.***

- 1.4.1 To provide for an **appropriate range and mix of housing types and densities** required to meet projected requirements of current and future residents of the regional market area, ”

The site will be serviced with municipal sewage and water services consistent with the Provincial Policy Statement. The proposal will assist the City in providing an appropriate range and mix of housing types and densities. The proposal for the subject property is consistent with the Provincial Policy Statement 2014.

4.2 Places to Grow

Pursuant to the Places to Grow Act, 2005: the Growth Plan for the Greater Golden Horseshoe, 2006 was approved by the Lieutenant Governor in Council, Order-in-Council No 1221/2006 took effect on June 16, 2006; minor amendments were made to the Growth Plan for the Greater Golden Horseshoe, 2006 by Minister's Order dated December 19, 2011; and Amendment 1 (2012) to the Growth Plan for the Greater Golden Horseshoe, 2006, was approved by the Lieutenant Governor in Council, Order-in-Council No 1702/2011 to take effect on January 19, 2012. Amendments 1 and 2 have been approved and are in effect.

Excerpts from the Growth Plan are included in the report. **Bolding** has been added for emphasis. The Growth Plan directs growth through intensification to the built-up area in a compact and efficient form that optimizes the use of municipal infrastructure and provides a range and mix of housing types.

“1.2.2 Guiding Principles

*The vision for the Greater Golden Horseshoe is grounded in the following **principles that provide the basis for guiding decisions on how land is developed**, resources are managed and public dollars invested:*

- **Build compact, vibrant and complete communities.**
- **Optimize the use of existing and new infrastructure to support growth in a compact, efficient form.”**

2.2.2 Managing Growth

1. Population and employment growth will be accommodated by –

- h) 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

2.2.3 General Intensification

1. By the year 2015 and for each year thereafter, **a minimum of 40 per cent of all residential development occurring annually** within each upper- and single-tier municipality **will be within the built-up area.**

6. *All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will –*
- i) *plan for a **range and mix of housing**, taking into account affordable housing needs”*

The proposal for the subject property will assist the City to meet the Places to Grow principle to build in a compact and efficient form, provide intensification within the built-up area and provide a range and mix of housing types.

4.3 City of Guelph Official Plan (September 2014 Consolidation)

The property is designated General Residential in the current Official Plan. Multiple unit residential buildings such as townhouses are permitted in the General Residential designation. Multiple unit residential buildings are permitted without an amendment to the Official Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. The net density of development shall not exceed 100 units per hectare. The proposed density of 36.2 units per hectare is less than the maximum permitted density of 100 units per hectare.

“General Residential' Land Use Designation

7.2.31 *The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential development shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. **Multiple unit residential buildings will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7.** Residential care facilities, lodging houses, coach houses and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.*

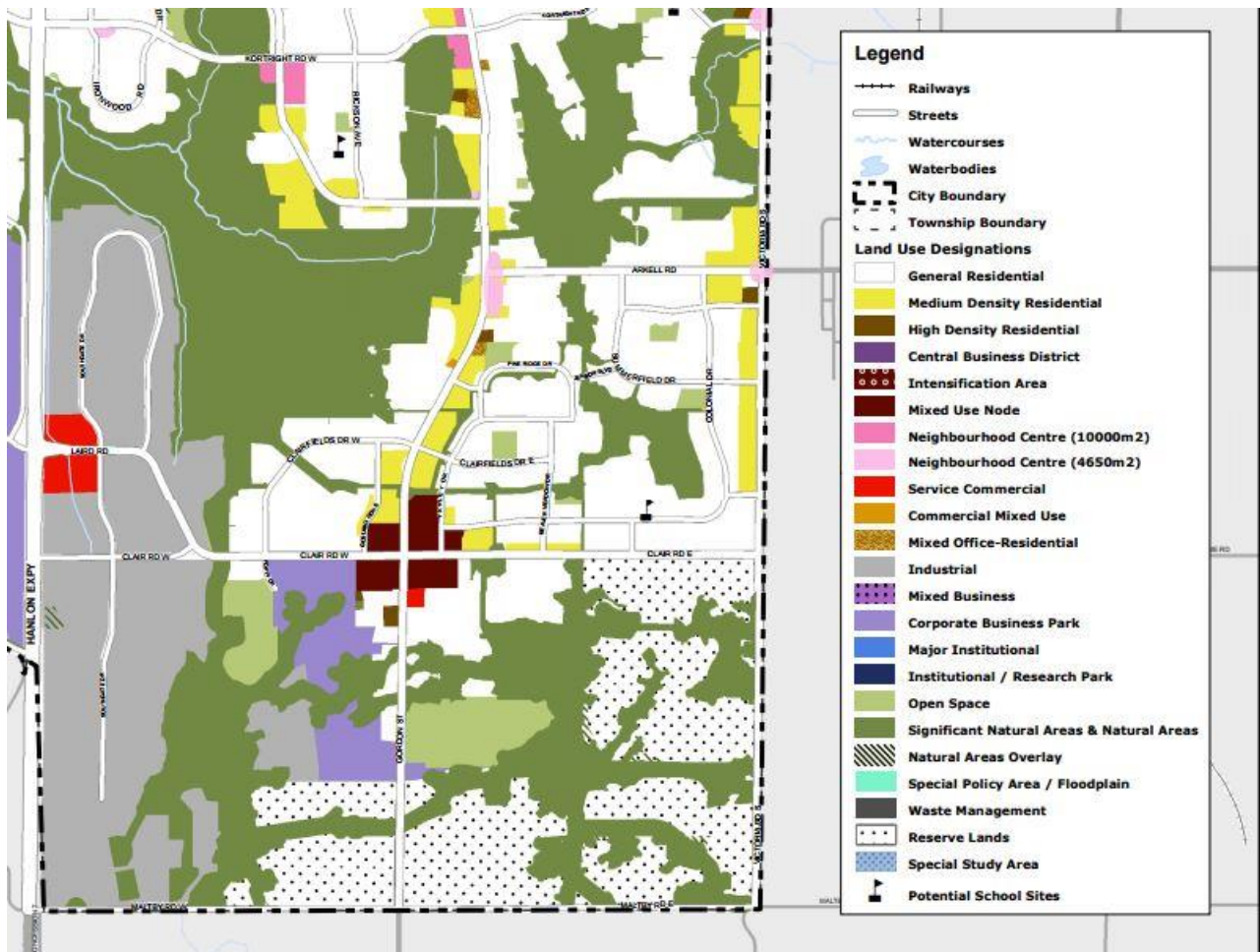
7.2.32 *Within the 'General Residential' designation, the net density of development **shall not exceed 100 units per hectare** (40 units/acre).”*

7.2.7 *Multiple unit residential buildings, such as **townhouses**, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a development proposal for multiple unit housing:*

- 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.”

Figure 6 – Guelph Official Plan (2014 Consolidation)



2001 Official Plan, September 2014 Consolidation

**CITY OF GUELPH
OFFICIAL PLAN
SCHEDULE 1:
LAND USE PLAN**



Townhouse proposals within the General Residential designation must be evaluated using the criteria in section 7.2.7 of the Official Plan. The evaluation of the proposal using these criteria is found in Figure 7. The proposed cluster townhouse proposal meets the evaluation criteria of section 7.2.7.

Figure 7 - Official Plan Criteria to Evaluate a Townhouse Proposal

<p><i>7.2.7 Multiple unit residential buildings, such as townhouses, row dwellings and apartments, may be permitted within designated areas permitting residential uses. The following development criteria will be used to evaluate a development proposal for multiple unit housing:</i></p>	
Official Plan Policy	Analysis
<p>a) <i>That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;</i></p>	<p>The proposed 2 storey buildings have a form, massing, appearance and siting which is compatible in design, character and orientation with buildings in the immediate vicinity of the site. The abutting property located to the east has been rezoned to permit a two storey mixed-use building. The subject site has been designed with an enhanced setback to the north to the existing single detached dwellings. The stormwater management and common amenity area have been located abutting these existing homes to the north. The proposed two storey building height is compatible with the abutting single detached homes located to the north, west and south.</p>
<p>b) <i>That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;</i></p>	<p>Shopping facilities are available along Gordon Street. Public and separate schools are located in proximity to the site. Guelph Transit provides bus service along Gordon Street.</p>
<p>c) <i>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</i></p>	<p>An existing traffic signal located at Lowes Road and Gordon Street will encourage traffic generated from the proposal to use Gordon Street, an arterial road, for access with minimal traffic impact on local residential streets. Schedule 9A: EXISTING ROAD NETWORK in the Official Plan shows Gordon Street as an arterial road. Adequate on-site parking is proposed which meets the parking required by the City's Zoning By-law.</p>
<p>d) <i>That adequate municipal infrastructure, services and amenity areas for the residents can be provided.</i></p>	<p>The report prepared by Stantec evaluates the municipal infrastructure available to service the proposal.</p>

Schedule 1B – Growth Plan Elements of the Official Plan includes the subject property within the Built-up Area. The Official Plan anticipates higher residential densities within the built-up area to ensure the viability of existing and planned transit service levels.

“2.4.4 Settlement Area Boundary

The City's future *development* to the year 2031 will be accommodated with the City's *settlement area* boundary identified on Schedule 1B of this Plan.

2.4.4.1 The City will meet the forecasted growth within the *settlement area* through:

- b) **intensifying generally within the built-up area**, with higher densities within Downtown Guelph, the community mixed use nodes and within the identified *intensification corridors*,”

The proposal is in conformity with the policies of the General Residential designation. The proposed density of 36.2 units per hectare is less than the maximum permitted density of 100 units per hectare. The proposed cluster townhouse proposal meets the evaluation criteria of section 7.2.7. The Official Plan anticipates intensification within the built-up area.

4.4 Envision Guelph Draft Official Plan (OPA No. 48)

Official Plan Amendment No. 48 is the 5 year review of the Guelph Official Plan. OPA No. 48 has been appealed to the Ontario Municipal Board and is not in effect. OPA No. 48 proposes to designate the subject property as “Low Density Residential”.

OPA No. 48 proposes to designate the subject property as “Low Density Residential”. Townhouses are a permitted use within this designation. The proposed building height of 2 storeys is less than the maximum permitted building height of 3 storeys. The proposed density of 36.2 units per hectare is above the permitted net density range of 35 units per hectare within this designation. OPA No. 48 does include the opportunity for increasing the maximum permitted density by density bonusing. A density of 35 units per hectare would result in 57 townhouse units being permitted. The addition of 3 townhouse units does not change the form or character of the proposed development.

“9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the City which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

1. *The following uses may be permitted subject to the applicable provisions of this Plan:*

- i) *detached, semi-detached and duplex dwellings; and*
- ii) *multiple unit residential buildings, such as **townhouses** and apartments.*

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within this designation:

2. The maximum height shall be **three (3) storeys**.
3. The **maximum net density is 35 units per hectare** and not less than a minimum net density of 15 units per hectare.
4. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and **a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.**

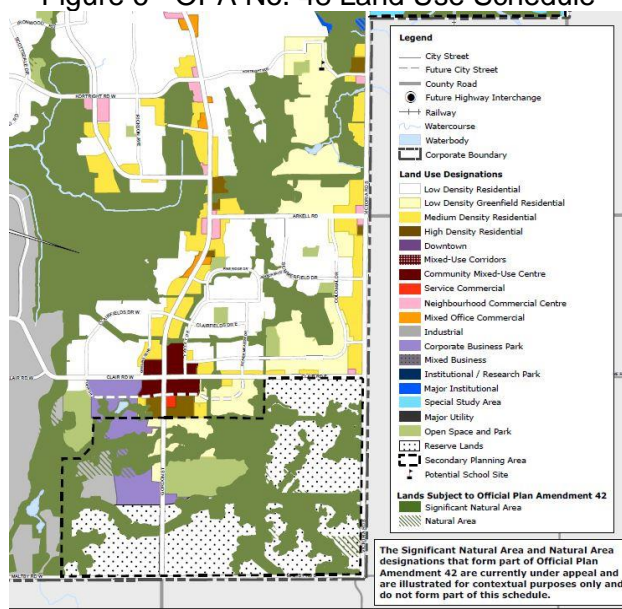
10.7 Height and Density Bonus Provisions

1. The Planning Act allows the City to consider increases in the height and density of development otherwise permitted on a specific site in exchange for community benefits as set out in the Zoning By-law.
2. The **City will consider authorizing increases in height and density** provided that the development proposal:
 - i) is consistent with the goals, objectives and policies of this Plan;
 - ii) is compatible with the surrounding area;
 - iii) provides community benefits above and beyond those that would otherwise be provided under the provisions of this Plan, the Planning Act, Development Charges Act or other statute; and
 - iv) provides community benefits that bear a reasonable planning relationship to the increase in height and/or density such as having a geographic relationship to the development or addressing the planning issues associated with the development.
3. Subject to policy 10.7.2, the community benefits may include but are not limited to:
 - i) housing that is affordable to low and moderate income households, special needs housing or social housing;
 - ii) conservation of cultural heritage resources contained within the Municipal Heritage Register;
 - iii) protection, enhancement, and/or restoration of natural heritage resources;
 - iv) buildings that incorporate sustainable design features;
 - v) energy and/or water conservation measures;
 - vi) public art;
 - vii) non-profit arts, cultural, or community or institutional facilities;
 - viii) child care centres;
 - ix) public transit infrastructure, facilities, and/or services;
 - x) public parking;
 - xi) land for municipal purposes;

- xii) community centres and/or facilities and improvements to such centres and/or facilities; and
 - xiii) parkland and improvements to parks.
4. *In considering community benefits the City may give priority to identified community needs, any identified issues in the area and the objectives of this Plan.*
 5. *Increases to height and/or density shall only be considered where the proposed development can be accommodated by existing or improved infrastructure. Planning studies may be required to address infrastructure capacity for the proposed development and any impacts on the surrounding area.*
 6. *A by-law passed under Section 34 of the Planning Act is required to permit increases in height and/or density. The by-law shall set out the approved height and/or density and shall describe the community benefits which are being exchanged for the increases in height and/or density. The landowner may be required to enter into an agreement with the City that addresses the provision of community benefits. The agreement may be registered against the land to which it applies."*

The proposed 2 storey building height is less than the maximum 3 storey permitted building height permitted within the Low Density Residential designation. The proposed density of 36.2 units per hectare is greater than the maximum 35 units per hectare density permitted within the Low Density Residential designation, however, OPA No. 48 is not yet in effect and when it does come into effect the plan includes density bonusing provisions. The proposal has been designed to ensure that the form of housing respects and is compatible with the low rise character of the neighbourhood.

Figure 6 - OPA No. 48 Land Use Schedule



4.5 Zoning By-law

The current zoning of the property is the R.1B Zone which permits the following uses:

Single Detached Dwelling

Accessory Apartment in accordance with Section 4.15.1

Bed and Breakfast establishment in accordance with Section 4.27

Day Care Centre in accordance with Section 4.26

Group Home in accordance with Section 4.25

Home Occupation in accordance with Section 4.19

Lodging House **Type 1** in accordance with Section 4.25

Figure 9 - Existing Zoning



As noted in section 2 of this report, a Zone Change application is proposed to change the R.1B Zone to a Specialized R.3A- __ Zone as outlined below.

Specialized Zoning Regulations being requested:

- 4.5 m is provided where the Zoning By-law requires a Minimum Front Yard of 6m.
- 12.5 m is provided where section 5.3.2.3 requires a Minimum Distance between buildings both with windows to habitable rooms to be 15 m.
- 8 m is provided where section 5.3.2.3.4 requires a Minimum distance between a private amenity area and a building with windows to habitable rooms to be 10.5 m.

The 4.5 m Minimum Front Yard being requested has been supported by the City for at least 16 applications of this regulation as summarized in Figure 10 below. This reduced front yard setback applies only to Units 14 and 47 which side onto Lowes Road West with the garages and driveways facing onto the private condominium road. Adequate space for landscaping is provided in the 4.5 m sideyard proposed for these units. Units 15 to 30 are setback the required 6 m to allow parking in these driveways. The requested minimum distance between buildings and the minimum distance between private amenity areas has been requested to provide an enhanced setback and landscaping area for the existing homes to the north.

Figure 10 – Approved Reductions in the Minimum Front Yard Regulation

Specialized R3.A Zone	Specialized R.3A Zoning Regulation
5.3.3.1.24 R.3A-24 As shown on Defined Area Map Number 24 of Schedule “A” of this Bylaw.	5.3.3.1.24.2.3 Minimum Front or Exterior Side Yard Notwithstanding Table 5.3.2, Row 5, the minimum Front or Exterior Side Yard shall be 4.5 metres .
5.3.3.1.26 R.3A-26 As shown on Defined Area Map Number 42 of Schedule “A” of this Bylaw.	5.3.3.1.26.2.1 Minimum Front Yard 4.5 metres from Clairfields Drive for any Dwelling Unit.
5.3.3.1.30 R.3A-30 13, 15, 17 and 21-23 College Avenue West, 1 and 3 Hales Crescent and 14 Moore Avenue	5.3.3.1.30.2.2 Minimum Front and Exterior Side Yard <ul style="list-style-type: none"> • Despite Table 5.3.2, Row 5, the Minimum Front Yard on Borden Street shall be 2.9 metres • Despite Table 5.3.2, Row 5, the Minimum Exterior Side Yard on Hales Crescent shall be 3.2 metres • Despite Table 5.3.2, Row 5, the Minimum Exterior Side Yard on College Avenue shall be 3.8 metres
5.3.3.1.33 R.3A-33 As shown on Defined Area Map Number 30 of Schedule “A” of this Bylaw.	5.3.3.1.33.1.1 Minimum Front Yard 4.5 metres from Clairfields Drive
5.3.3.1.36 R.3A-36 Gordon Street South As shown on Defined Area Map Number 32 of Schedule “A” of this Bylaw.	5.3.3.1.36.2.3 Minimum Front Yard In accordance with the provisions of Table 5.3.2, Row 5, except that the Minimum Front Yard along Gordon Street South where no Garage is provided, shall be 4.5 metres .
5.3.1.38 R.3A-38	5.3.1.38.2.2.1 Minimum Front Yard The minimum Front Yard Setback shall be 4.5 metres
5.3.3.1.41 R.3A-41 80 Frederick Drive As shown on Defined Area Map Number 75 of Schedule “A” of this Bylaw.	5.3.3.1.41.2.4 Minimum Front Yard (a) From a public Street – 4.5 metres
5.3.3.1.43 R.3A-43 146 Downey Road As Shown on Defined Area Map Number 12 of Schedule “A” of this By-law.	5.3.3.1.43.2.1 Minimum Front Yard Despite Row 5 of Table 5.3.2 of the By-law, the minimum Front Yard shall be 4.5m .
5.3.3.1.48 R.3A-48 30, 34 and 40 Arkell Road As shown on Defined Area Map Number 41 of Schedule “A” of this Bylaw.	5.3.3.1.48.2.1 Minimum Front Yard 4 metres

Specialized R3.A Zone	Specialized R.3A Zoning Regulation
5.3.3.1.49 R.3A-49 246 Arkell Road As shown in Defined Area Map Number 74 of Schedule "A" of this Bylaw.	5.3.3.1.49.2.1 Minimum Front Yard Despite Table 5.3.2, Row 5, the minimum Front Yard shall be 4.5 metres .
5.3.3.1.50 R.3A-50 340 Clair Road East As shown on Defined Area Map Number 75 of Schedule "A" of this ByLaw.	5.3.3.1.50.2.3 Minimum Front Yard From a public Street- 4.5 metres
5.3.3.1.51 R.3A-51 340 Clair Road East As shown in Defined Area Map 75 of Schedule "A" of this By-law.	5.3.3.1.51.2.4 Minimum Front Yard From a public Street- 4.5 metres
5.3.3.1.53 R.3A-53 As shown on Defined Area Map Number 62 of Schedule "A" of this Bylaw.	5.3.3.1.53.2.5 Minimum Front Yard 3 metres
5.3.3.1.54 R.3A-54 As shown on Defined Area Map Number 62 of Schedule "A" of this Bylaw.	5.3.3.1.54.2.6 Minimum Front Yard 3 metres
5.3.3.1.56 R.3A-56 1820 Gordon Street As shown on Defined Area Map Number 73 of Schedule "A" of this Bylaw.	5.3.3.1.56.2.1 Minimum Front Yard Despite Table 5.3.2, Row 5, 4.5m to front wall of Dwelling and 6m to Garage face if Garage access is from a public Street.
5.3.3.1.58 R.3A-58 60 Arkell Rd As shown on Defined Area Map Numbers 41 and 42 of Schedule "A" of this By-law.	5.3.3.1.58.2.2 Minimum Front Yard 3.9 metres

5. Conclusion

This Planning Report has been prepared in support of a Zoning Amendment Application for the properties municipally addressed as 19, 29, 35, 41, 51 and 59 Lowes Road West, City Guelph. The proposed zone change is consistent with the Provincial Policy Statement and in conformity with the Growth Plan, is in conformity with the Official Plan and in my professional opinion represents good planning.

This report has been prepared and respectfully submitted by,

August 25, 2016

Astrid Clos, RPP, MCIP

Date