

# CITY COUNCIL AGENDA

**DATE**      **February 4, 2008**

*Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.*

- a) O Canada
- b) Silent Prayer
- c) Disclosure of Pecuniary Interest

**PART I:**  
**PUBLIC MEETING TO HEAR APPLICATIONS UNDER SECTIONS 17, 34 & 51 OF THE PLANNING ACT**

- 1) 240 AND 250-258 SILVERCREEK PARKWAY NORTH, 104-110 SILVERCREEK PARKWAY NORTH & 219 SILVERCREEK PARKWAY NORTH & 292 SPEEDVALE AVENUE: proposed Zoning by-law amendments (ZC0717, ZC0718, ZC0719) – Ward 4 & Ward 3
  - Staff presentation by Chris DeVriendt – all three Silvercreek Parkway North amendments
  - a) 240 AND 250-258 SILVERCREEK PARKWAY NORTH (ZC0717) – Ward 4
    - (i) Applicant or delegate
    - (ii) Delegations *(limited to a maximum of 10 minutes)*
  - b) 104-110 SILVERCREEK PARKWAY NORTH (ZC0718) – Ward 4
    - (i) Applicant or delegate
    - (ii) Delegations *(limited to a maximum of 10 minutes)*
  - c) 219 SILVERCREEK PARKWAY NORTH & 292 SPEEDVALE AVENUE (ZC0719) – Ward 3
    - (i) Applicant or delegate
    - (ii) Delegations *(limited to a maximum of 10 minutes)*
    - (iii) Correspondence
      - Susann Elo
    - (iv) Staff summary of issues to be addressed on all three Silvercreek Parkway North Amendments
- 2) 1671 GORDON STREET: proposed Zoning by-law amendment (ZC0607) – Ward 6
  - (i) Staff presentation by Chris DeVriendt
  - (ii) John Valeriotte on behalf of the applicant
  - (iii) Delegations *(limited to a maximum of 10 minutes)*
  - (iv) Staff summary of issues to be addressed
- 3) OFFICIAL PLAN UPDATE (PHASE ONE): proposed Official Plan amendment No. 37 – City Wide
  - (i) Staff presentation by Joan Jylanne
  - (ii) Applicant or delegate
  - (iii) Delegations *(limited to a maximum of 10 minutes)*
    - Laura New & David Graham

- 
- Magee McGuire
  - (iv) Staff summary of issues to be addressed

## **PART II: PLANNING DECISIONS**

- 1) 308 STEVENSON STREET NORTH: proposed Zoning by-law amendment (ZC0713) – Ward 2
  - (i) Staff presentation by Scott Hannah
  - (ii) Delegations (*maximum of five minutes*)
    - Tony Raffin

## **ADJOURNMENT**



# City of Guelph

Report: 08-08

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES

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**TO:** Council

**DATE:** 2008/02/04

**SUBJECT:** 240 and 250-258 Silvercreek Parkway North: Proposed Zoning By-law Amendment (ZC0717) – Ward 4

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### RECOMMENDATION:

**"THAT Report 08-08 dated February 4, 2008 regarding an application for a zoning by-law amendment for 240 and 250-258 Silvercreek Parkway North from Community Design and Development Services BE RECEIVED."**

### SUMMARY:

This report provides information on a zoning by-law amendment application from Black, Shoemaker, Robinson and Donaldson Ltd. on behalf of Armel Properties Ltd.

### BACKGROUND:

#### Location

The subject properties are located at the northwest corner of Silvercreek Parkway North and Speedvale Avenue West with 98.5 metres of frontage on Speedvale Avenue and 227.4 metres of frontage on Silvercreek Parkway (see **Schedule 1**). The subject site is approximately 2.7 hectares in size and contains two existing commercial plazas with restaurant, optical, service and retail uses. Surrounding properties consist of industrial land uses to the north and west and service commercial uses to the south. The Hanlon Expressway is located to the west. The application was received by the City on October 16, 2007 and deemed to be a complete application on October 22, 2007.

#### Official Plan Designation

The subject properties are designated 'Intensification Area' in the Official Plan. The 'Intensification Area' designation promotes "the intensification and revitalization of existing well defined commercial nodes in order to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location." This designation is

intended to provide a wide range of retail, service, office, entertainment and recreational commercial uses as well as complementary uses, including open space, institutional, cultural and educational uses, hotels and live-work studios. Medium and high density multiple unit residential development and apartments are also permitted.

### **Existing Zoning**

SC.1-18 (Service Commercial) Zone and SC.1-8 Zone. The existing zoning is illustrated in **Schedule 2**. **Schedule 3** lists the permitted uses within each of these zones.

### **Description of Proposed Zoning By-law Amendment**

The application proposes to rezone the properties from the current SC.1-18 Zone and SC.1-8 Zone to the CC (Community Shopping Centre) Zone. The permitted uses for the CC Zone are listed in **Schedule 4**.

This zoning by-law amendment application seeks to broaden the range of permitted uses under the current zoning to allow additional commercial uses to be accommodated within the existing plazas. This request is being made in an effort to harmonize the zoning of the properties with the intent of the 'Intensification Area' designation of the Official Plan that includes the provision of a wide range of retail, service, office and entertainment uses. The relevant policies for the 'Intensification Area' designation are included in **Schedule 5**. There is no new development proposed in association with this application at this time.

### **Staff Review**

The review of this application will address the Official Plan policies related to commercial development and the 'Intensification Area' designation. The application will be reviewed to ensure that the proposed expansion in the range of permitted uses on the subject properties represents a logical implementation of these policies and that the uses are appropriate and well suited to the site.

### **FINANCIAL IMPLICATIONS:**

Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

### **COMMUNICATIONS:**

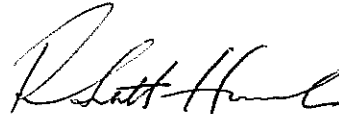
The Notice of Application and Notice of Public Meeting was circulated on September 7, 2007.

## ATTACHMENTS:

- Schedule 1 – Location Map
- Schedule 2 – Existing Zoning
- Schedule 3 – Existing Zoning By-law Regulations
- Schedule 4 – Community Commercial (CC) Zone Regulations
- Schedule 5 – "Intensification Area" Official Plan Designation Policies



Prepared By:  
Chris DeVriendt  
Senior Development Planner



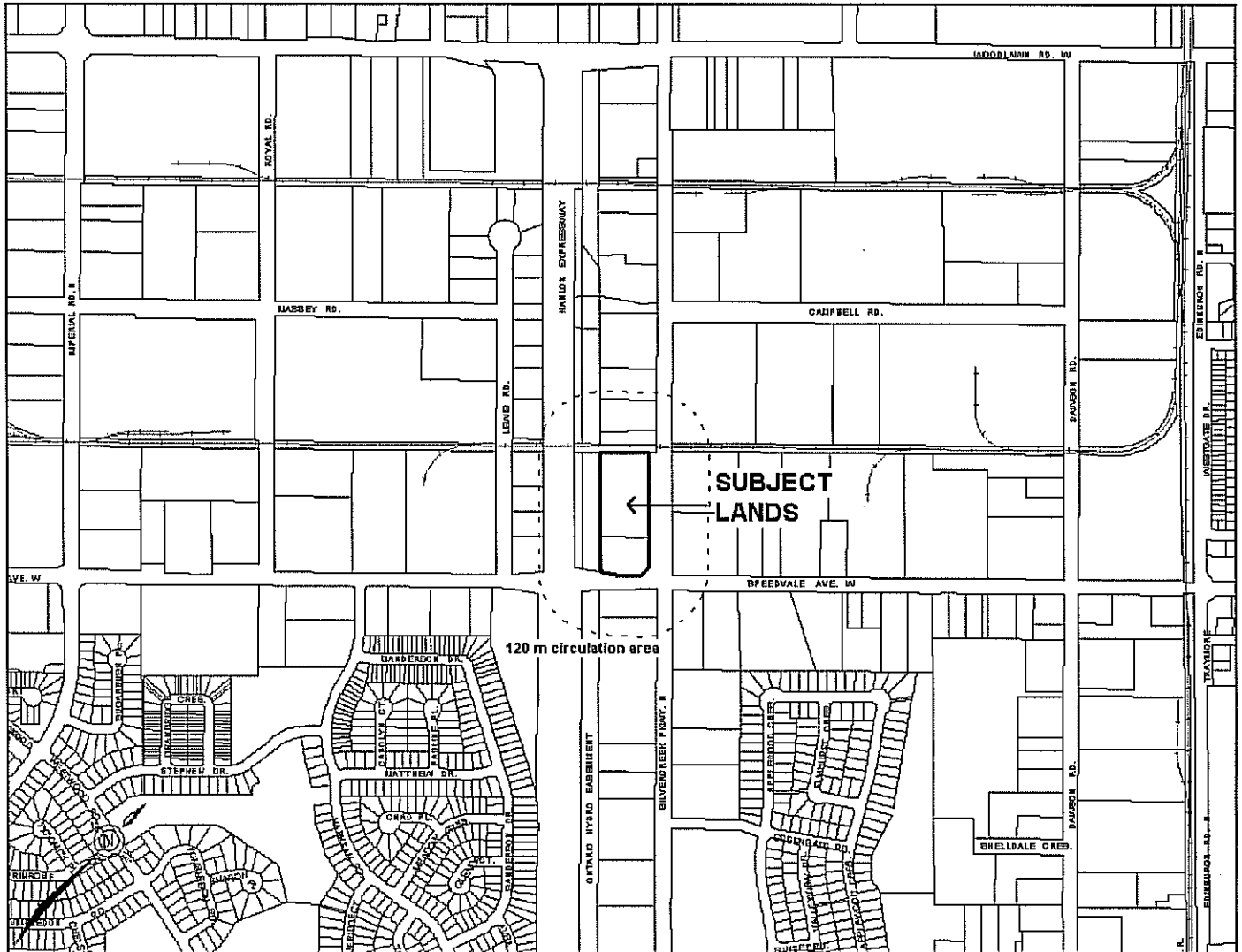
Recommended By:  
R. Scott Hannah  
Manager of Development and Parks  
Planning



Recommended By:  
James N. Riddell  
Director of Community Design and Development  
Services

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## Location Map



# Schedule 2

## Existing Zoning



# Schedule 3

## Existing Zoning By-law Regulations

### SC.1-8 Permitted Uses

#### Within a Mall:

Catering Service  
Cleaning Establishment  
Club  
Commercial Entertainment  
Contractor's Yard  
Financial Establishment  
Office  
Office Supply  
Personal Service Establishment  
Photofinishing Place  
Print Shop  
Public Hall

Recreation Centre  
Rental Outlet  
Repair Service  
Restaurant  
Retail Sales of: furniture, hardware,  
home furnishings, home improvement  
materials and appliances  
Tradesperson's Shop  
Trucking Operation  
Vehicle Specialty Repair Shop  
Veterinary Service  
Accessory Uses  
Occasional Uses

### SC.1-18 Permitted Uses

Car Wash, Automatic  
Car Wash, Manual  
Catering Service  
Commercial Entertainment  
Commercial Recreation  
Convenience Store  
Financial Establishment  
Funeral Home  
Garden Centre  
Hotel  
Liquor Store  
Medical Clinic  
Medical Office  
Monument Sales establishment  
Office  
Office Supply  
Religious Establishment  
Rental Outlet  
Restaurant

Restaurant (take-out)  
Retail sales of: furniture, hardware,  
home furnishings, home improvement  
materials, and appliances  
Retail sales of: recreational vehicles,  
trailers, mobile homes, and farm  
machinery  
Tradesperson's Shop  
Tourist Home  
Retail Warehouse,  
Vehicle Gas Bar  
Vehicle Parts Establishment  
Vehicle Sales Establishment  
Vehicle Service Station  
Vehicle Specialty Repair Shop  
Veterinary Service  
Accessory Uses  
Occasional Uses



# Schedule 4

## Proposed Zoning By-law Amendment Regulations

The properties affected by this Zoning By-law Amendment are municipally known as 240 and 250-258 Silvercreek Parkway North.

The following zoning is proposed:

CC (Community Shopping Centre) Zone

### Permitted Uses

Dwelling Units with permitted commercial Uses in the same Building

Art Gallery	Retail Establishment
Artisan Studio	Vehicle Gas Bar
Club	Veterinary Service
Day Care Centre	Amusement Arcade
Dry Cleaning Outlet	Carwash, Automatic
Financial Establishment	Carwash, Manual
Group Home	Commercial Entertainment
Laundry	Commercial School
Library	Funeral Home
Medical Clinic	Garden Centre
Medical Office	Public Hall
Office	Recreation Centre
Personal Service Establishment	Rental Outlet
Religious Establishment	Tavern
Restaurant	Taxi Establishment
Restaurant (take-out)	

### Regulations

In accordance with Section 6.2.2 of Zoning By-law (1995) – 14864, as amended.

Section 6.2.2 of the Zoning By-law contains regulations for the Community Shopping Centre zone including setbacks, parking, gross floor area, landscaped open space, etc.

# Schedule 5

## 'Intensification Area' Official Plan Designation Policies

### Intensification Areas:

- 7.4.15 The 'Intensification Areas' designation identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties within a "node", and is intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.
- 7.4.16 The intent of the 'Intensification Area' designation is to promote the intensification and revitalization of existing well defined commercial nodes in order to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing zoning by-laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.
- 7.4.17 It is intended that where there are adjacent properties within the node that as new development occurs the lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and storm water management systems. Furthermore, it is intended that individual developments within the Intensification Node will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
- 7.4.18 The boundaries of the 'Intensification Area' designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of section 9.2, proposals to expand an 'Intensification Area' beyond these boundaries shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.
- 7.4.19 The 'Intensification Area' is intended to provide a wide range of retail, service, office, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and live-work studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2.
- 7.4.20 The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of gross leasable floor area, the

site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross leasable floor area within the overall development.

- 7.4.21 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of Zoning By-laws and site plans used to regulate development within the 'Intensification Area' designation to ensure such consistency.



**TO:** Council

**DATE:** 2008/02/04

**SUBJECT:** 104-110 Silvercreek Parkway North: Proposed Zoning By-law  
Amendment (ZC0718) – Ward 4

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**RECOMMENDATION:**

**“THAT Report 08-09 dated February 4, 2008 regarding an application for a zoning by-law amendment for 104-110 Silvercreek Parkway North from Community Design and Development Services BE RECEIVED.”**

**SUMMARY:**

This report provides information on a zoning by-law amendment application from Black, Shoemaker, Robinson and Donaldson Ltd. on behalf of Arnel Properties Ltd.

**BACKGROUND:**

**Location**

The subject properties are located at the southwest corner of Silvercreek Parkway North and Willow Road (see **Schedule 1**). Existing uses on the site include a gas bar and convenience store at the corner of Silvercreek Parkway and Willow Road (110 Silvercreek) and a freestanding pharmacy, 825 square metre commercial building and a future site for an additional commercial building at 104 Silvercreek (see **Schedule 5**). Surrounding properties consist of commercial land uses to the north and east and apartment residential development to the south. The application was received by the City on November 5, 2007 and deemed to be a complete application on November 28, 2007.

**Official Plan Designation**

The subject properties are designated 'Intensification Area' in the Official Plan. The 'Intensification Area' designation promotes "the intensification and revitalization of existing well defined commercial nodes in order to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity

to satisfy several shopping and service needs at one location." This designation is intended to provide a wide range of retail, service, office, entertainment and recreational commercial uses as well as complementary uses, including open space, institutional, cultural and educational uses, hotels and live-work studios. Medium and high density multiple unit residential development and apartments are also permitted.

### **Existing Zoning**

SC.1-47 (Service Commercial) Zone. The existing zoning is shown on **Schedule 2**. **Schedule 3** lists the permitted uses within the existing SC.1-47 Zone.

### **Description of Proposed Zoning By-law Amendment**

This application proposes to rezone the properties from the current SC.1-47 Zone to the CC (Community Shopping Centre) Zone. The permitted uses for the CC Zone are listed in **Schedule 4**.

This zoning by-law amendment application seeks to broaden the range of permitted uses under the current zoning to allow additional commercial uses on the property. The zone change is being requested to align the zoning of the properties with the intent of the 'Intensification Area' designation of the Official Plan that includes the provision of a wide range of retail, service, office and entertainment uses. The relevant policies of the 'Intensification Area' designation are included in **Schedule 5**.

The subject site has been developed in accordance with a recently approved site plan. One additional freestanding building, approximately 437 square metres in size, remains to be constructed (see **Schedule 6**). The owner wishes to expand the range of commercial uses on the site to enhance the ability to lease the balance of vacant space on the property and to attract a tenant for the remaining building to be developed on the site.

### **Staff Review**

The review of this application will address the Official Plan policies related to commercial development and the 'Intensification Area' designation. The application will be reviewed to ensure that the proposed expansion in the range of permitted uses on the subject properties represents a logical implementation of these policies and that the uses are appropriate and well suited to the site.

### **FINANCIAL IMPLICATIONS:**

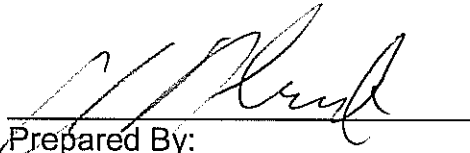
Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

### **COMMUNICATIONS:**

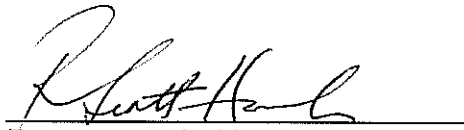
The Notice of Application and Notice of Public Meeting was circulated on September 7, 2007.

## ATTACHMENTS:

- Schedule 1 – Location Map
- Schedule 2 – Existing Zoning
- Schedule 3 – Existing Zoning By-law Regulations
- Schedule 4 – Community Commercial (CC) Zone Regulations
- Schedule 5 – "Intensification Area" Official Plan Designation Policies
- Schedule 6 – Site Plan (104-110 Silvercreek Parkway North)



Prepared By:  
Chris DeVriendt  
Senior Development Planner



Recommended By:  
R. Scott Hannah  
Manager of Development and Parks  
Planning



Recommended By:  
James N. Riddell  
Director of Community Design and Development  
Services

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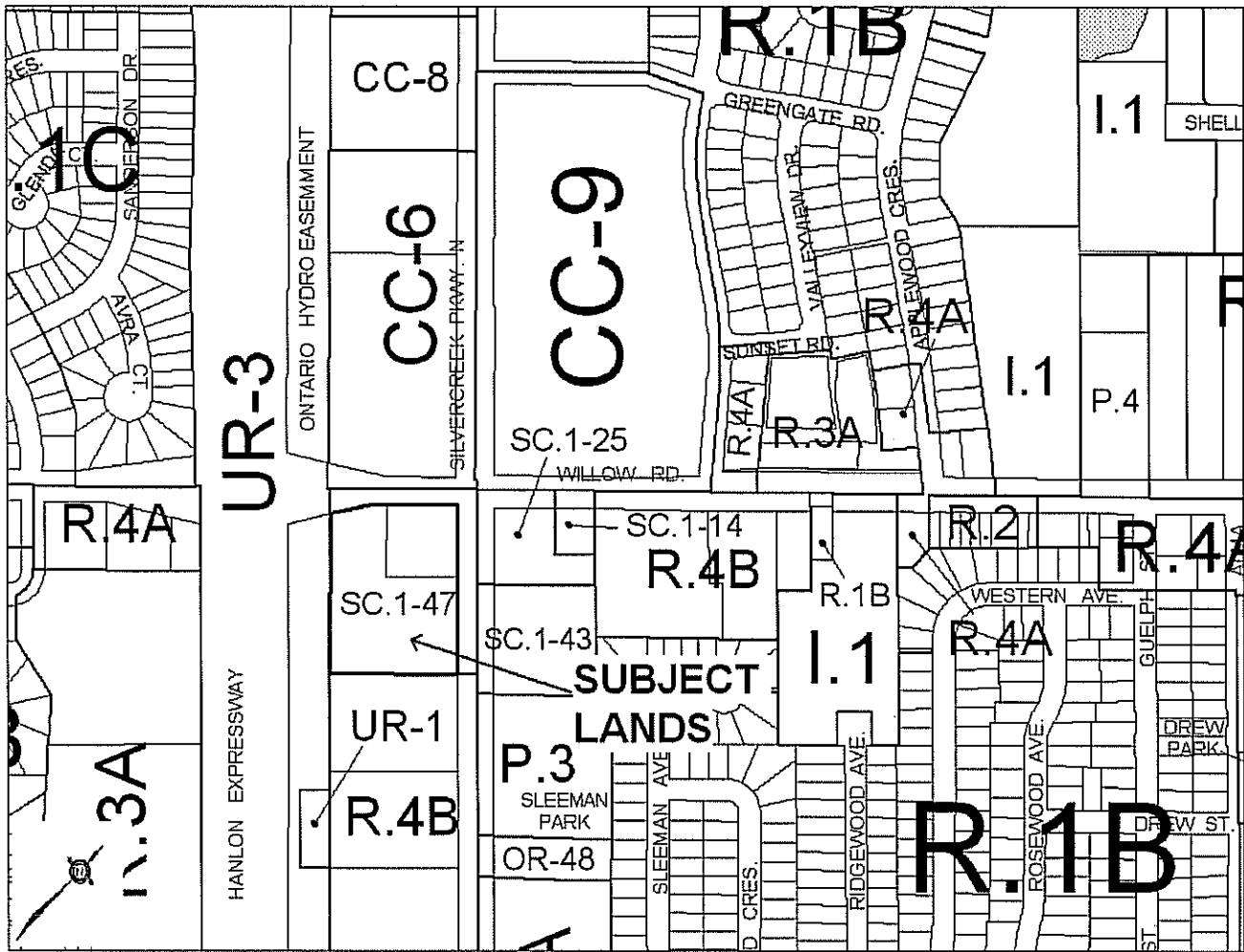
# Schedule 1

## Location Map



# Schedule 2

## Existing Zoning





# Schedule 3

## Existing Zoning By-law Regulations

### SC.1-47 Permitted Uses

Auto-oriented Department Store  
Car Wash, Automatic  
Car Wash, Manual  
Catalogue Sales Outlet  
Club  
Commercial School  
Commercial Entertainment  
Day Care Centre  
Financial Establishment  
Funeral Home  
Group Home  
Hardware Store  
Hotel  
Liquor Store  
Medical Clinic  
Office Supply  
Parking Facility  
Print Shop  
Public Hall  
Recreation Centre

Religious Establishment  
Research Establishment  
Rental Outlet  
Restaurant  
Restaurant (take-out)  
Retail sales, service and rental of:  
- electrical/lighting supplies  
- electronic and audio-visual equipment  
- furniture and appliances  
Retail sales of: sporting goods  
Retail sales of: party supplies  
Tavern  
Tourist Home  
Retail Warehouse,  
Vehicle Gas Bar  
Vehicle Service Station  
Vehicle Specialty Repair Shop  
Veterinary Service

#### **Within a Mall:**

All uses listed in Section 6.4.1.1 and the following:

Artisan Studio  
Bake Shop  
Cleaning Establishment  
Convenience Store  
Dry Cleaning Outlet  
Florist  
Laundry  
Medical Office  
Office

Personal Service Establishment  
Pharmacy  
Photofinishing Place  
Postal Outlet  
Rental Outlet  
Repair Service  
Taxi Establishment  
Video Rental Outlet

# Schedule 4

## Proposed Zoning By-law Amendment Regulations

The properties affected by this Zoning By-law Amendment are municipally known as 104-110 Silvercreek Parkway North.

The following zoning is proposed:

CC (Community Shopping Centre) Zone

### Permitted Uses

Dwelling Units with permitted commercial Uses in the same Building

Art Gallery	Retail Establishment
Artisan Studio	Vehicle Gas Bar
Club	Veterinary Service
Day Care Centre	Amusement Arcade
Dry Cleaning Outlet	Carwash, Automatic
Financial Establishment	Carwash, Manual
Group Home	Commercial Entertainment
Laundry	Commercial School
Library	Funeral Home
Medical Clinic	Garden Centre
Medical Office	Public Hall
Office	Recreation Centre
Personal Service Establishment	Rental Outlet
Religious Establishment	Tavern
Restaurant	Taxi Establishment
Restaurant (take-out)	

### Regulations

In accordance with Section 6.2.2 of Zoning By-law (1995) – 14864, as amended.

Section 6.2.2 of the Zoning By-law contains regulations for the Community Shopping Centre zone including setbacks, parking, gross floor area, landscaped open space, etc.

# **Schedule 5**

## **'Intensification Area' Official Plan Designation Policies**

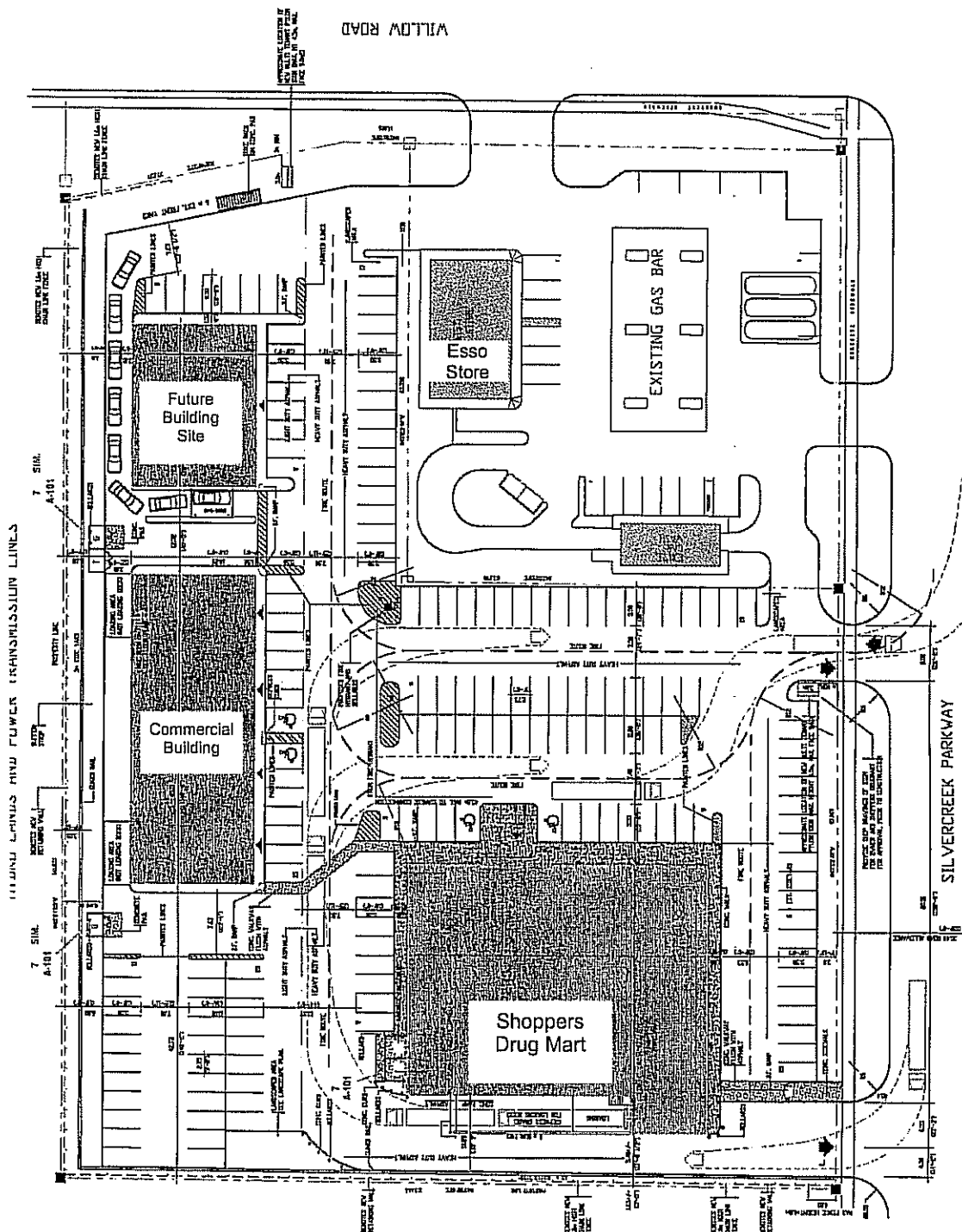
### **Intensification Areas:**

- 7.4.15 The 'Intensification Areas' designation identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties within a "node", and is intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.
- 7.4.16 The intent of the 'Intensification Area' designation is to promote the intensification and revitalization of existing well defined commercial nodes in order to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing zoning by-laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.
- 7.4.17 It is intended that where there are adjacent properties within the node that as new development occurs the lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and storm water management systems. Furthermore, it is intended that individual developments within the Intensification Node will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
- 7.4.18 The boundaries of the 'Intensification Area' designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of section 9.2, proposals to expand an 'Intensification Area' beyond these boundaries shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.
- 7.4.19 The 'Intensification Area' is intended to provide a wide range of retail, service, office, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and live-work studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2.

- 7.4.20 The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of gross leasable floor area, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross leasable floor area within the overall development.
- 7.4.21 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of Zoning By-laws and site plans used to regulate development within the 'Intensification Area' designation to ensure such consistency.

# Schedule 6

## Site Plan (104-110 Silvercreek Parkway North)



**From:** Susann Elo  
**Sent:** Fri 1/25/2008 10:00 AM  
**To:** Maggie Laidlaw  
**Cc:** June Hofland  
**Subject:** Proposed zoning by-law amendment

Dear Councillors,

I am writing regarding the proposed amendment at 219 Silvercreek Parkway North and 292 Speedvale Avenue. I am unable to attend the meeting scheduled for February 4, 2008, and I sincerely hope that you will present my concerns at the meeting.

I am opposed to this amendment, for the following reasons:

1. The intersection at Speedvale and Silvercreek is a high traffic intersection. Many automobile accidents occur at this intersection due to the volume of traffic that travels through this intersection on a daily basis. There are some very large contributors to the traffic - Linamar companies located in close proximity to this intersection. The employees and deliveries contribute to traffic volumes. Tim Horton's is another contributor, China Park Restaurant, and so on. This intersection is full of businesses that people are accessing all day and night long.
2. The section of Silvercreek between Speedvale and Greengate is extremely busy as well, due to high traffic. The same concerns as listed above are the contributors to motor vehicle accidents and their frequency.
3. The last thing I personally want to see in my neighbourhood is an extension of Ample Annies. Having the drunks walking through our property at all hours of the night, causing disturbances is most annoying. The vandalism is bothersome. I'm sure that you would not want this happening in your neighbourhood.
4. Noise levels are almost unbearable both during the day and in the evenings. I have lived at this address since 1990, and have experienced a significant increase in noise. The noise from the Linamar factories alone is almost deafening, let alone all the traffic on Speedvale and Silvercreek.

I appreciate you taking the time to read my email, and look forward to any and all assistance you can provide.

Kindest regards,

Susanna Elo



# City of Guelph

Report: 08-10

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES

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**TO:** Council

**DATE:** 2008/02/04

**SUBJECT:** 219 Silvercreek Parkway North and 292 Speedvale Avenue:  
Proposed Zoning By-law Amendment (ZC0719) – Ward 3

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### RECOMMENDATION:

**“THAT Report 08-10 dated February 4, 2008 regarding an application for a zoning by-law amendment for 219 Silvercreek Parkway North and 292 Speedvale Avenue from Community Design and Development Services BE RECEIVED.”**

### SUMMARY:

This report provides information on a zoning by-law amendment application from Black, Shoemaker, Robinson and Donaldson Ltd. on behalf of Armel Properties Ltd.

### BACKGROUND:

#### Location

The subject properties are located at the southeast corner of Silvercreek Parkway North and Speedvale Avenue West with 132 metres of frontage on Speedvale Ave and 156 metres of frontage on Silvercreek Parkway (see **Schedule 1**). The subject site is approximately 2 hectares in size and contains 3 commercial buildings with approximately 6410 square metres of floor space.

Surrounding properties consist of industrial land uses to the north and east, residential land use to the south and commercial land uses to the west. The application was received by the City on November 5, 2007 and deemed to be a complete application on November 28, 2007.

### **Official Plan Designation**

The subject properties are designated 'Intensification Area' in the Official Plan. The 'Intensification Area' designation promotes "the intensification and revitalization of existing well defined commercial nodes in order to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location." This designation is intended to provide a wide range of retail, service, office, entertainment and recreational commercial uses as well as complementary uses, including open space, institutional, cultural and educational uses, hotels and live-work studios. Medium and high density multiple unit residential development and apartments are also permitted.

### **Existing Zoning**

SC.1-8 (Service Commercial) Zone. The existing zoning is shown on **Schedule 2**. **Schedule 3** lists the permitted uses within the existing SC.1-8 Zone.

### **Description of Proposed Zoning By-law Amendment**

This application proposes to rezone the properties from the current SC.1-8 Zone to the CC (Community Shopping Centre) Zone. The permitted uses for the CC Zone are listed in **Schedule 4**.

This zoning by-law amendment application seeks to broaden the range of permitted uses under the current zoning to allow additional commercial uses on the property. The intent of the zone change request is to align the zoning of the properties with the intent of the 'Intensification Area' designation of the Official Plan that includes the provision of a wide range of retail, service, office and entertainment uses. The relevant policies for the 'Intensification Area' designation are included in **Schedule 5**. There is no development proposed in association with this current zone change application.

### **Staff Review**

The review of this application will address the Official Plan policies related to commercial development and the 'Intensification Area' designation. The application will be reviewed to ensure that the proposed expansion in the range of permitted uses on the subject properties represents a logical implementation of these policies and that the uses are appropriate and well suited to the site..

### **FINANCIAL IMPLICATIONS:**

Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

### **COMMUNICATIONS:**

The Notice of Application and Notice of Public Meeting was circulated on September 7, 2007.

*The City That Makes A Difference*




**ATTACHMENTS:**

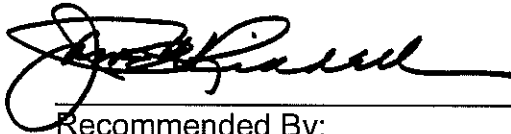
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Prepared By:  
Chris DeVriendt  
Senior Development Planner  
Parks



Recommended By:  
R. Scott Hannah  
Manager of Development and  
Planning

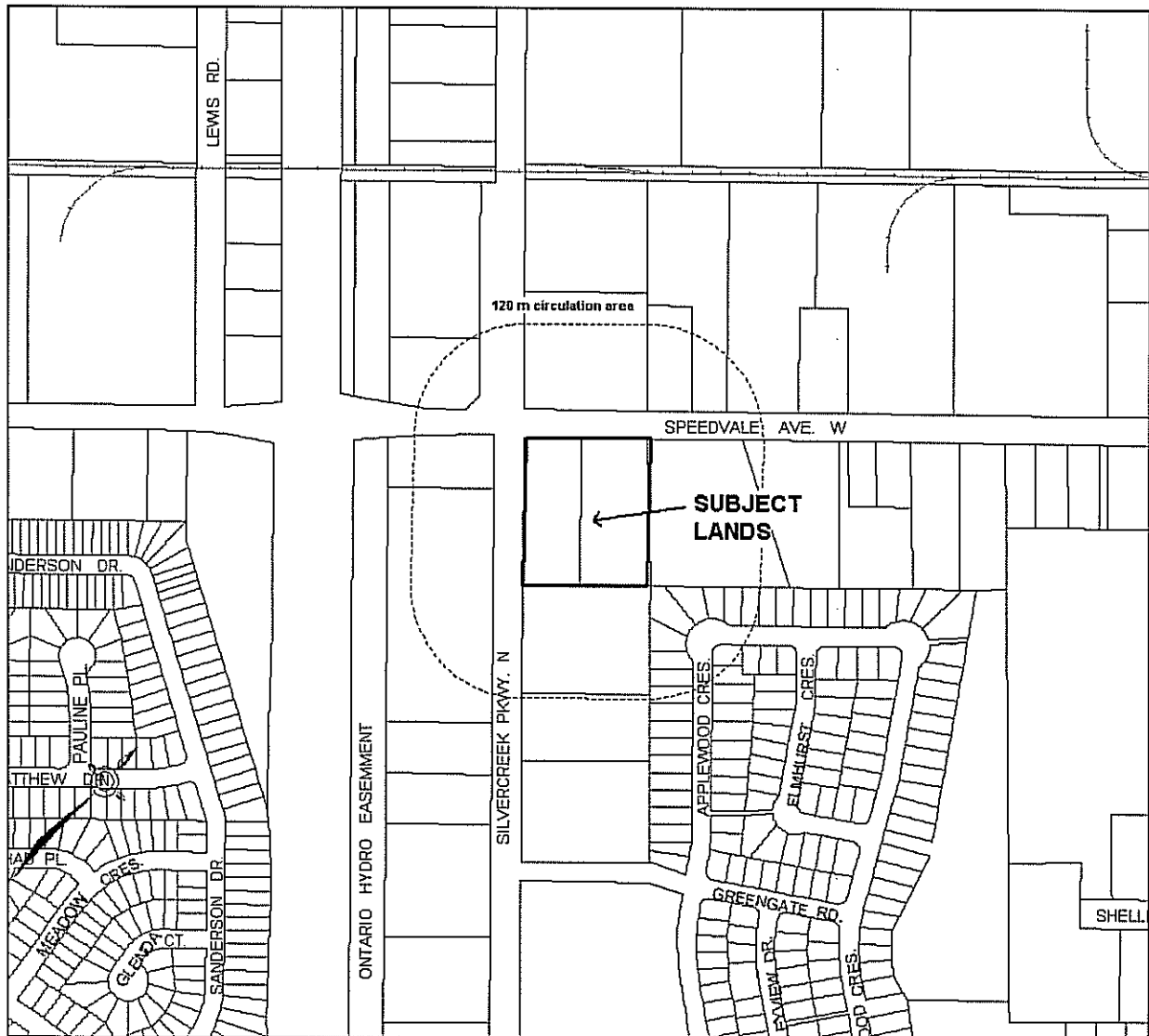


Recommended By:  
James N. Riddell  
Director of Community Design and Development  
Services

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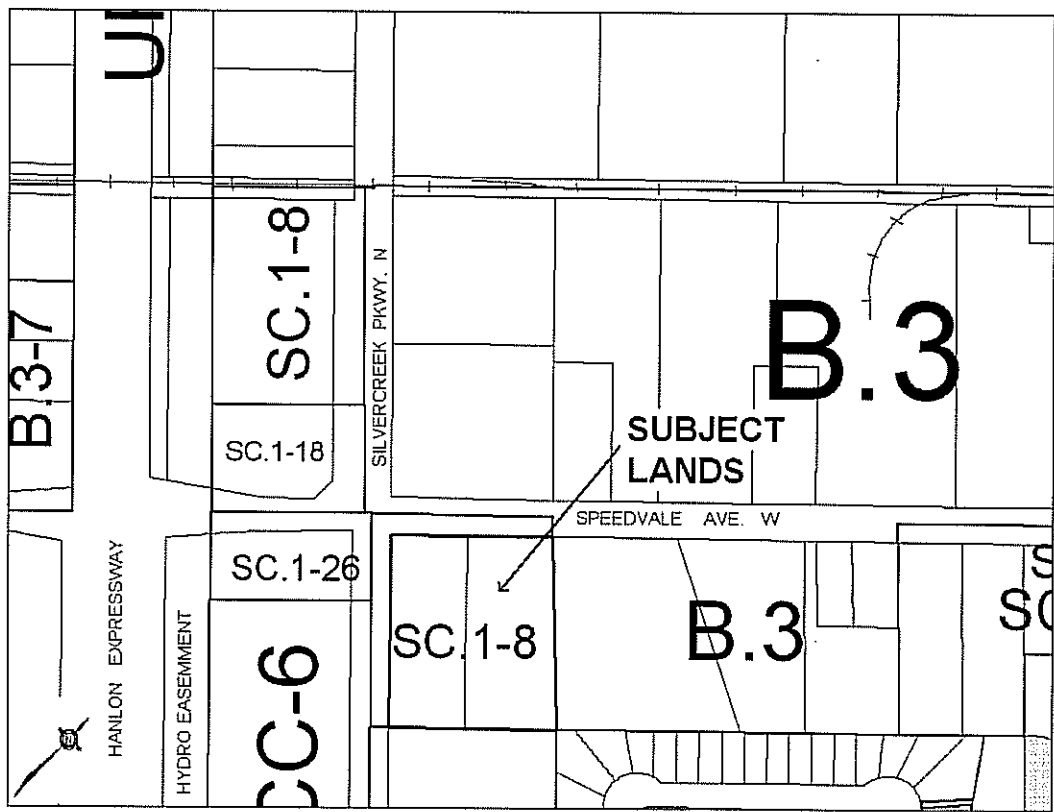
# Schedule 1

## Location Map



# Schedule 2

## Existing Zoning



# **Schedule 3**

## **Existing Zoning By-law Regulations**

### **SC.1-8 Permitted Uses**

#### **Within a Mall:**

Catering Service  
Cleaning Establishment  
Club  
Commercial Entertainment  
Contractor's Yard  
Financial Establishment  
Office  
Office Supply  
Personal Service Establishment  
Photofinishing Place  
Print Shop  
Public Hall  
Recreation Centre  
Rental Outlet  
Repair Service  
Restaurant  
Retail Sales of: furniture, hardware, home furnishings, home improvement materials and appliances  
Tradesperson's Shop  
Trucking Operation  
Vehicle Specialty Repair Shop  
Veterinary Service  
Accessory Uses  
Occasional Uses

# Schedule 4

## Proposed Zoning By-law Amendment Regulations

The properties affected by this Zoning By-law Amendment are municipally known as 219 Silvercreek Parkway North and 295 Speedvale Avenue.

The following zoning is proposed:

### CC (Community Shopping Centre) Zone

#### Permitted Uses

Dwelling Units with permitted commercial Uses in the same Building

Art Gallery	Retail Establishment
Artisan Studio	Vehicle Gas Bar
Club	Veterinary Service
Day Care Centre	Amusement Arcade
Dry Cleaning Outlet	Carwash, Automatic
Financial Establishment	Carwash, Manual
Group Home	Commercial Entertainment
Laundry	Commercial School
Library	Funeral Home
Medical Clinic	Garden Centre
Medical Office	Public Hall
Office	Recreation Centre
Personal Service Establishment	Rental Outlet
Religious Establishment	Tavern
Restaurant	Taxi Establishment
Restaurant (take-out)	

#### Regulations

In accordance with Section 6.2.2 of Zoning By-law (1995) – 14864, as amended.

Section 6.2.2 of the Zoning By-law contains regulations for the Community Shopping Centre zone including setbacks, parking, gross floor area, landscaped open space, etc.

# Schedule 5

## 'Intensification Area' Official Plan Designation Policies

### Intensification Areas:

- 7.4.15 The 'Intensification Areas' designation identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties within a "node", and is intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.
- 7.4.16 The intent of the 'Intensification Area' designation is to promote the intensification and revitalization of existing well defined commercial nodes in order to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing zoning by-laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.
- 7.4.17 It is intended that where there are adjacent properties within the node that as new development occurs the lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and storm water management systems. Furthermore, it is intended that individual developments within the Intensification Node will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
- 7.4.18 The boundaries of the 'Intensification Area' designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of section 9.2, proposals to expand an 'Intensification Area' beyond these boundaries shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.
- 7.4.19 The 'Intensification Area' is intended to provide a wide range of retail, service, office, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and live-work studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2.
- 7.4.20 The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in

excess of 5,575 square metres (60,000 sq. ft) of gross leasable floor area, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross leasable floor area within the overall development.

- 7.4.21 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of Zoning By-laws and site plans used to regulate development within the 'Intensification Area' designation to ensure such consistency.



# City of Guelph

Report: 08-11

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES

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**TO:** Council

**DATE:** 2008/02/04

**SUBJECT:** 1671 GORDON STREET: PROPOSED ZONING BY-LAW  
AMENDMENT (ZC0607) – WARD 6

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### RECOMMENDATION:

That Report 08-11 dated February 4, 2008 regarding a Zoning By-law Amendment for property municipally known as 1671 Gordon Street from Community Design and Development Services BE RECEIVED."

### SUMMARY:

This report provides information on a zoning by-law amendment application from Reid's Heritage Group.

### BACKGROUND:

#### Location

The subject property is a 0.4 hectare parcel located south of Clairfields Drive West and is bounded by Gordon Street to the east and Gosling Gardens to the west (see **Schedule 1**). Adjacent land uses include large lot single detached dwellings to the north at 1657 and 1665 Gordon Street, small lot single detached dwellings to the west and a cluster townhouse project to the east. The "Royal on Gordon" senior's residence is directly south of the subject site at 1691 Gordon Street.

#### Official Plan Designation

The subject property is designated 'Medium Density Residential' in the Official Plan (see **Schedule 2**). The predominant use of land within this designation is for multiple unit residential buildings such as townhouses, row dwellings and walk-up apartments.

#### Existing Zoning

The subject site is currently zoned R.1B (Residential Single Detached) Zone (see **Schedule 3**). The R.1B Zone permits the following uses:

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Single Detached Dwelling  
Accessory Apartment  
Bed and Breakfast  
Day Care Centre

Group Home  
Home Occupation  
Lodging House Type 1

### Description of Proposed Zoning By-law Amendment

The applicant proposes to amend the zoning from the R.1B (Residential Single Detached) Zone to a Specialized R.3A-? Cluster Townhouse Zone to permit the development of 14 townhouse units. The applicant's proposed zoning concept is shown in **Schedule 3**.

Specialized zoning regulations requested include:

- permitting the face of one building and another building that contains windows to a habitable room to be located no less than 3 metres from each other; and
- permitting an increase in the maximum building coverage from 30% to a maximum of 50%.

The 14 townhouse units are proposed to be developed in association the adjacent "Royal on Gordon" senior's residence at 1691 Gordon Street. The intention is to expand the seniors complex to include a townhouse housing form, with future residents having full access to the amenities and services already established within this existing 96 suite retirement home. The net density of development on the subject property would be 35 units per hectare.

A preliminary concept plan submitted by the applicant in association with this zone change application is included on **Schedule 4**. This development concept represents an addition to the approved site plan for the senior's residence, which was constructed in 2004. The proposed townhouse units have been designed to front onto the existing retirement home entrance road that provides a connection through the site to Gosling Gardens to the west. Access to the site from Gordon Street is from the existing service road that connects with Gordon Street at two points, with all movements permitted at the southerly point and limited right-in/right-out access allowed at the northerly point.

The applicant has made efforts to assemble the adjacent lands at 1657 and 1665 Gordon Street to implement a larger overall "Royal on Gordon" senior's development project on these lands, which are also designated "Medium Density Residential" in the Official Plan. Although these properties remain under separate ownership and are not included within the current zone change application, the applicant has prepared a preliminary concept plan for this overall area to demonstrate how a potential comprehensive development pattern might be achieved in the future. This concept is shown on **Schedule 5**.

## **REPORT:**

### **Description of Proposed Zoning Amendment**

The applicant proposes to amend the zoning from the R.1B (Residential Single Detached) Zone to a Specialized R.3A-? Cluster Townhouse Zone to permit the development of 14 townhouse units. The applicant's proposed zoning concept is shown in **Schedule 3**.

Specialized zoning regulations requested include:

- permitting the face of one building and another building that contains windows to a habitable room to be located no less than 3 metres from each other; and
- permitting an increase in the maximum building coverage from 30% to a maximum of 50%.

### **Public Comments**

The Notice of Application was circulated to agencies and area residents on August 9, 2006. Comments were received from the adjacent residents at 1665 and 1667 Gordon Street expressing concerns about the proposed development. These concerns were related to the following issues:

- Future redevelopment of their properties with the current proposal
- Impact on existing driveways and access to Gordon Street
- Impact on property line trees
- Grading and stormwater management

The circulation comments received are attached in **Schedule 6**.

### **Staff Review**

The review of this application will address the public comments received and other issues related to the future development of these remaining "Medium Density" residential lands. This includes:

- Evaluation of the proposal against the 'Medium Density Residential' designation objectives and policies in the Official Plan;
- Achieving a coordinated development with adjacent "Medium Density" lands (1665 and 1657 Gordon Street) to ensure an appropriate overall comprehensive development is achieved;
- Compatibility with adjacent residential uses; and
- Suitability of site access, servicing, and stormwater management.

## **FINANCIAL IMPLICATIONS:**

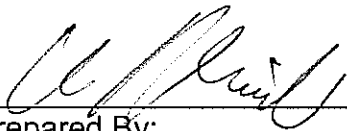
Financial implications will be reported on in the future Community Design and Development Services recommendation report to Council.

**COMMUNICATIONS:**

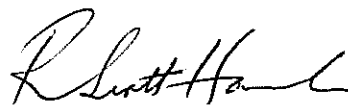
The Notice of Public Meeting was circulated on January 8, 2008 and advertised in the Guelph Tribune on January 11, 2008.

**ATTACHMENTS:**

Schedule 1 – Location Map  
Schedule 2 – Relevant Official Plan Policies  
Schedule 3 – Existing and Proposed Zoning  
Schedule 4 – Proposed Concept Plan  
Schedule 5 – Preliminary Concept Plan Including Adjacent Lands  
Schedule 6 – Circulation Comments



Prepared By:  
Chris DeVriendt  
Senior Development Planner



Recommended By:  
R. Scott Hannah  
Manager of Development and  
Park Planning

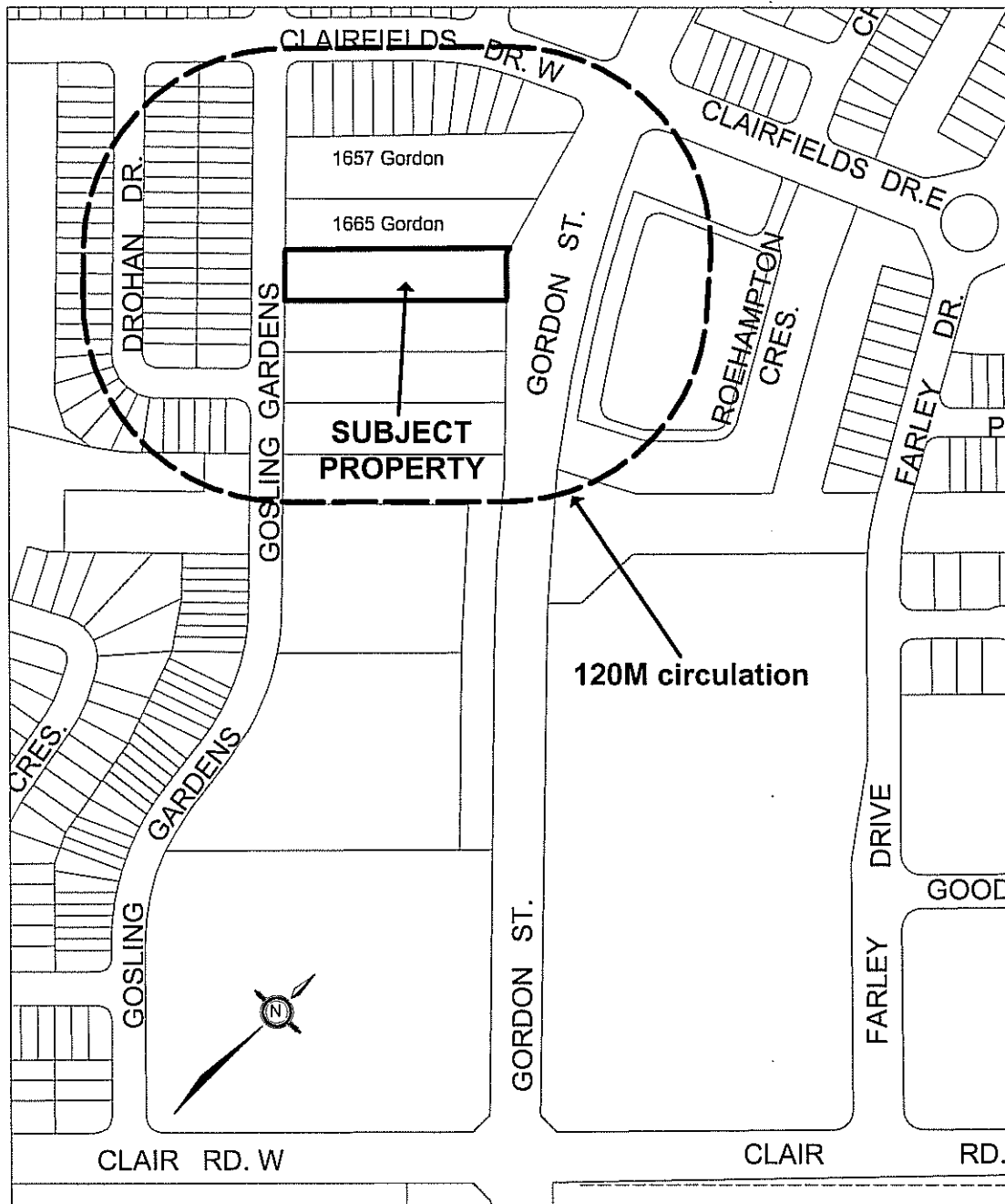


Recommended By:  
James N. Riddell  
Director of Community Design and  
Development Services

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# SCHEDULE 1

## Location Map



# **SCHEDULE 2**

## **Official Plan Policies**

### **'Medium Density Residential' Land Use Designation**

7.2.36 The predominant use of land within areas designated as 'Medium Density Residential' on Schedule 1 shall be for multiple unit residential buildings, such as townhouses, row dwellings and walk-up apartments. It is not intended that housing forms such as single detached or semi-detached units shall be permitted. Residential care facilities and lodging houses may be permitted by the provisions of this Plan.

a) Within the Medium Density Residential designation at the northeast side of the intersection of York Road and Wyndham Street South, detached and semi-detached housing forms are permitted with frontage onto York Road, Wyndham Street South and Richardson Street provided that the overall density of development within the Medium Density Residential designation in this location complies with Section 7.2.38.

7.2.37 The 'Medium Density Residential' designation has been outlined on Schedule 1 in instances where there is a clear planning intent to provide for the following:

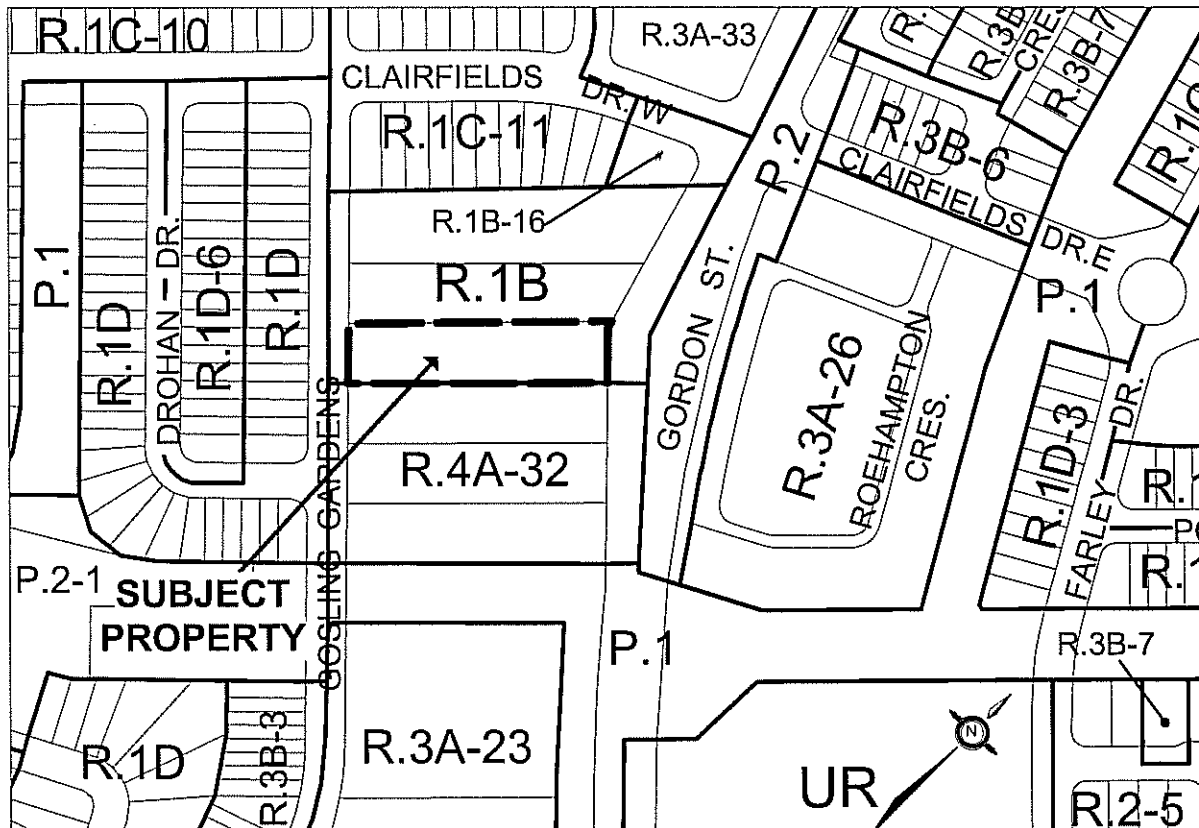
- a) Medium density housing forms in new growth areas to assist in providing opportunities for affordable housing;
- b) Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
- c) A variety of housing types and forms to be situated throughout all areas of the community; and
- d) Supportive of urban form objectives and policies to establishing or maintaining mixed-use nodes.

7.2.38 The net density of development shall be a minimum of 20 units per hectare (8 units/acre) and a maximum of 100 units per hectare (40 units/acre), except as provided for in policy 7.2.10.

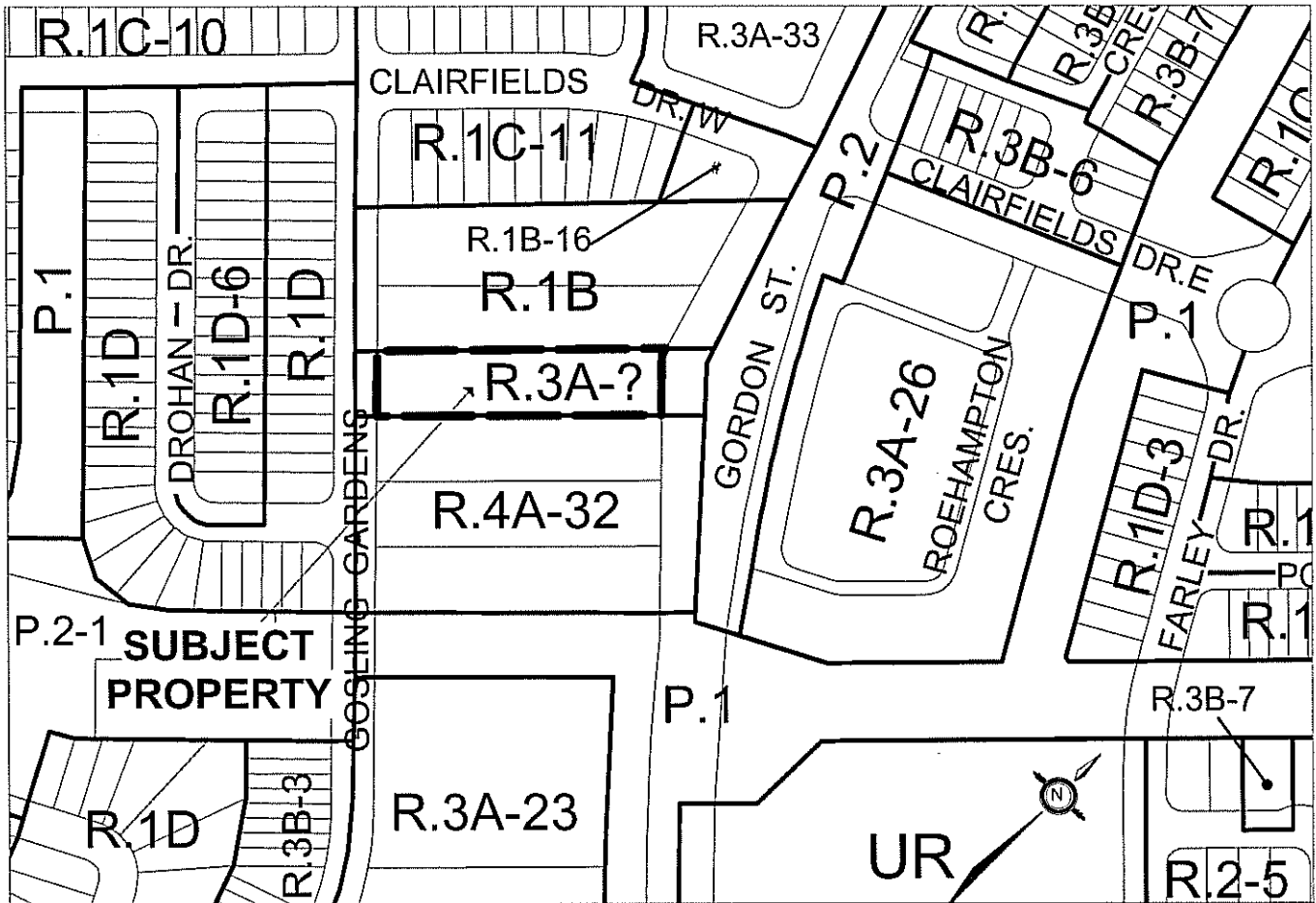
7.2.39 Medium density residential development proposals shall generally comply with criteria established for multiple unit residential buildings in policy 7.2.7 of this Plan, and shall be regulated by the Zoning By-law.

7.2.40 In addition to being permitted on land designated 'Medium Density Residential', multiple unit residential buildings may be permitted without an amendment to this Plan on land designated 'General Residential' where such proposals generally comply with the criteria in policy 7.2.7.

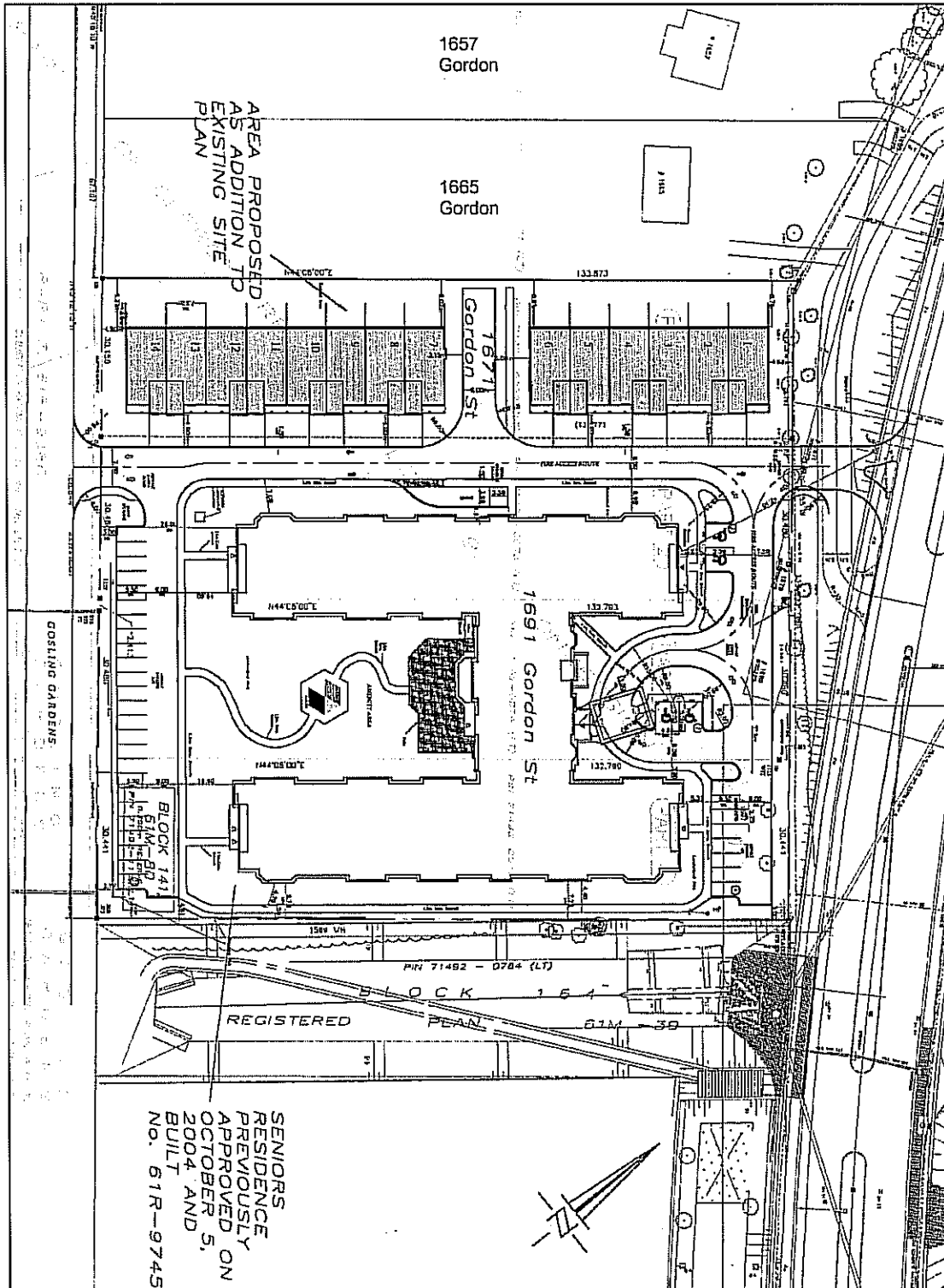
## Existing Zoning



## Proposed Zoning



## Proposed Concept Plan





**PRELIMINARY CONCEPT PLAN INCLUDING ADJACENT  
“MEDIUM DENSITY RESIDENTIAL” LANDS AT 1657 and 1665  
GORDON STREET**



# SCHEDULE 6

## Circulation Comments

Date : Sept. 6, 2006

To: Planning and Building Services  
Planning Division  
City of Guelph

RE: The proposed Zoning By-Law Amendment to permit rezoning from R.1B {Single Detached Residential } Zone to a Specialized R.3A-? Cluster Townhouse Zone {City of Guelph File ZC0607} - Ward 6.

WE ARE OPPOSED TO THIS REZONING

PLANNING AND  
BUILDING SERVICES

Some of the many concerns that we have are as follows:

SEP 08 2006

### 1. PROPERTY GRADING LEVELS

The planning department keeps telling us that the current property levels must be changed before any building can occur on the properties in question (1657, 1665 & 1671 Gordon Streets). This grading can only be accomplished by demolishing the current homes (1657 & 1665 Gordon Streets). For this reason they have assured us that all 3 properties mentioned above must be developed concurrently and not haphazardly. The grade level of Gordon St. is at least 5 ft. or more higher than the existing frontage of these 3 properties. Each of these 3 properties also back on to Gosling Gardens which is approximately 15 ft. or more higher in some areas. One property (1657) is beside Clairfields drive which is also high in places. Some of the city councillors have viewed this property before the retirement residence was built, and know of the many problems we face.

### 2. WATER PROBLEMS

Water levels are consistently high in this area, therefore serious consideration must be given to water runoffs when changing the grade to accommodate development. At present, water is found pooling on the ground surface of the proposed rezoning area, several days after a heavy rain. Our well is located beside this area. How will we be affected by the necessary grading on this zone change? Where will the runoff go? Will the quality of our drinking water be compromised?

### 3. ROAD PROBLEMS

Schedule 2, shows the main entrance to Gordon St. as being changed from when the retirement residence was built. At the present time, both Northbound and Southbound traffic, require a very sharp S turn to enter off of Gordon St. and large trucks (furniture, garbage, oil delivery, fire trucks, etc.) encounter difficulties making this sharp turn into the retirement home and adjacent

properties. Consequently, about 75% or more of the traffic going into the retirement residence, drives through the existing northern Gordon entrance in front of 1657 and 1665 homes. Planning staff wish to close this road and place cluster units fronting on to Gordon St. HOW LOGICAL IS THIS MOVE? (See Schedule 2). Looking at the new main entrance plan on Gordon St., for separating the road, how are any north bound vehicles going to turn into this new entrance? The median walls on Gordon St. are not aligned with the road entrance shown and traffic crossing to enter the new cluster houses and the retirement residence will be hitting traffic head-on. ANOTHER VERY BAD AND DANGEROUS PLAN.

#### 4. CHANGING OF CONCEPT PLANS

Does it make sense in planning issues to change design concepts half-way through the process? Is it wise to make changes after approval for development? The attached plan was given to us to obtain our approval for the retirement residence plan when it was being discussed. Why is it necessary to change the plan now? Does this not look more appealing than 3 straight rows of cluster townhouses running parallel to each other? How would it look to the retirement home residents, or are they allowed any opinions? Are these new concepts to be bungalows, 2 or 3-story, townhouses or another idea more suitable for seniors residences? Developers seem to forget that most seniors prefer not to have stairs to climb. The concept plan seems to indicate no provisions for bungalows, although the original concept plan did. The original plan even provided a space on Gordon St. for buses to pull off Gordon for loading and unloading retirement residents and other passengers away from the main 4-lane highway. Attached please find a clipping which refers to the aesthetics and safety issues of proposal developments in Kitchener. Is it too late for Guelph to also learn from its mistakes and beautify Guelph?

#### 5. PROTECTION OF EXISTING TREES

Currently the boundary between 1665 and 1671 contains a double row of trees. Approximately 40 of these belong to the developer and 50 belong to our property. These trees were planted 45 to 50 years ago and many of them are 50 to 60 feet tall. What happens to them when you block off the sunlight with buildings and disturb the roots with grading? How does the destruction of these trees fair with Guelph's self proclaimed "green" approach to development? Will fencing be placed along this boundary to keep intruders from the cluster townhouses trespassing? {Children playing with matches or alcohol can cause many problems such as fires because these trees are growing very close together, creating an attractive play area.} Schedule 1 & Schedule 2 does not show any of the existing trees found on these properties. Our property alone contains about 125 trees. {spruce, cedar, walnut, cherry, maple, mountain ash, etc.}

#### 6. COSTS OF APPROVING ZONE CHANGES [INFRASTRUCTURE COSTS]

The cost of changing the Gordon St. entrance to line up the Retirement Road entrance with the Gordon St. median would mean moving a hydro pole, a fire hydrant, and many underground services such as gas mains, telephone cable, sewer lines, etc., all located on city owned property. Who is responsible for these additional costs? Taxpayers?

## 7. CONCEPT PLAN COMMENTS

The neighbourhood has never been consulted before now about this proposed zoning change. This plan is useless unless our property is sold. In addition the proposed plan shows development of city-owned land. We have owned and lived on our property for 47 years. Does the City have the right to plan for the demolition of our homes while we are still living in them? Does it have the right to approve adjoining cluster home properties which will project out in front of our home, and the adjoining retirement home, completely blocking our sight line? Will it be removing our beautiful trees? The front portion of land between our properties and Gordon St. belongs to the City of Guelph. It is not shown separately on the schedules. Does that mean that the City is going to build Cluster Townhouses facing Gordon St., or is this property for sale? Normally adjacent properties are given an opportunity to purchase are they not? Will the Retirement Home Road become a public road or remain as a private road?

Thank you for considering our suggestions, and concerns.

Mary Paterson

Albert Paterson

*Mary Paterson*  
*Albert Paterson*

1665 Gordon Street  
Guelph, Ont.  
N1L 1E1  
519-822-5068

# Semi-detached homes with double garages nixed

But it's not because they're ugly: mayor

## KITCHENER

Kitchener is moving to ban semi-detached homes with double garages, but city officials insist it's not because the houses have been called "ugly."

City councillors voted unanimously Monday night to ban the design feature beginning in 2007 after a complaint about a garage in a subdivision.

However, councillors were careful not to offend people who have already invested in such a home.

"I would never tell a person their house is ugly," said Mayor Carl Zehr, who received numerous e-mails on the issue after it was raised at a committee meeting last week.

"And for the record, I never used the word ugly."

The issue is about more than esthetics, he said. The double garages have an impact on safety, community-build-

ing and quality of life, he said.

City staff are concerned about having subdivision streets flanked by a walls of garage doors.

There is so little room for lawns and shrubs that the space remaining can't be carefully landscaped and maintained, they said.

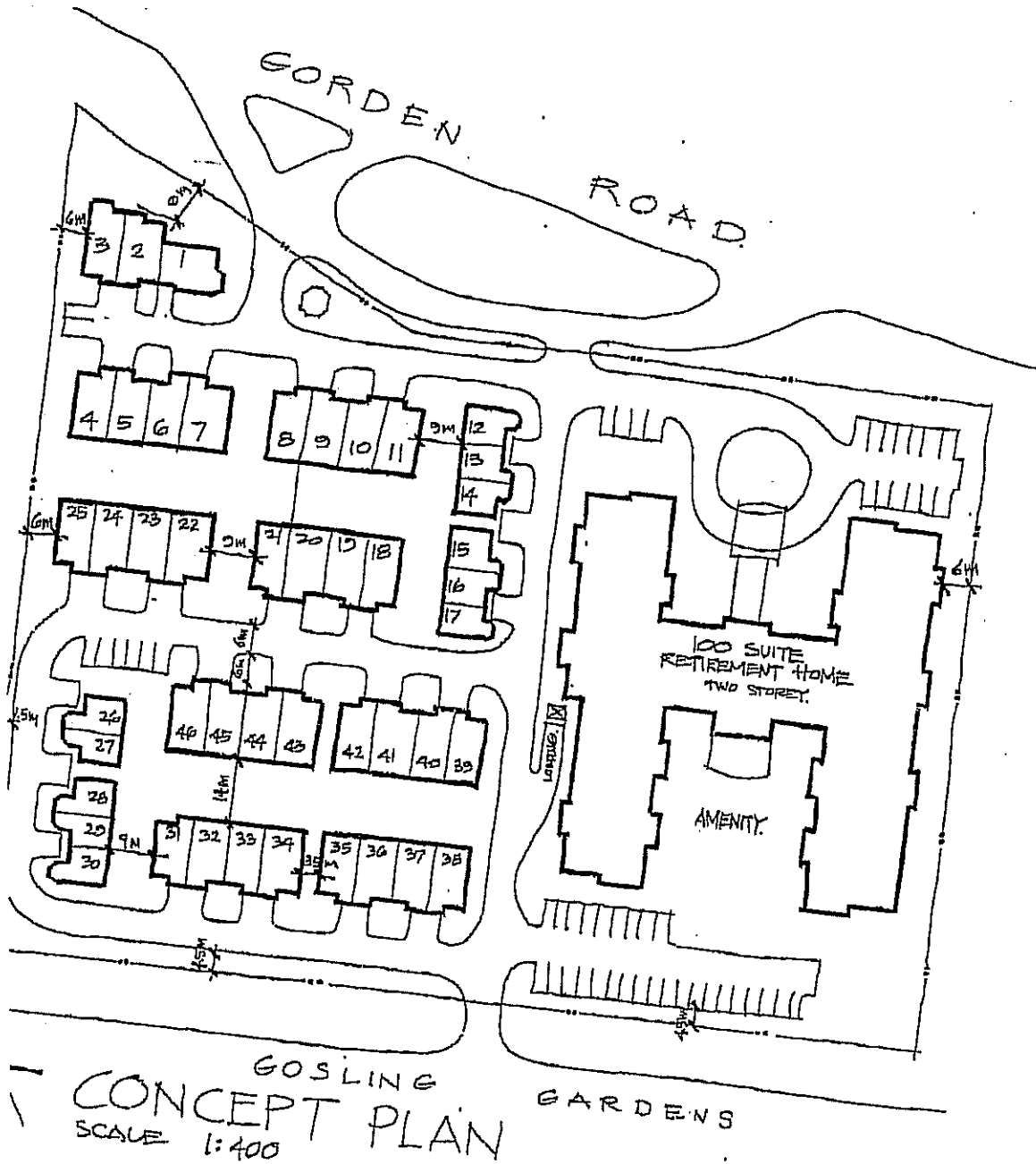
Some councillors and city staff also said putting double garages in front of a house or the main entrances on the side makes neighbourhoods unsafe because fewer eyes can see the street.

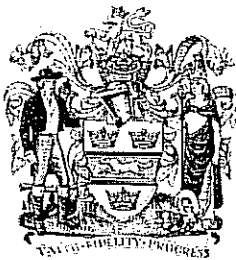
One local home builder urged councillors to leave the issue alone.

David Reid, vice-president of Eastforest Homes Ltd., said such homes are in demand.

"Everybody has two or more vehicles now," Reid said. "I think it's a personal opinion whether a house is ugly."

The Record GUELPH MERCURY  
AUG 29/06





# City of Guelph

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES

Report: 08-16

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TO: Council

DATE: 2008/02/04

SUBJECT: OFFICIAL PLAN UPDATE (PHASE ONE): PROPOSED OFFICIAL PLAN  
AMENDMENT NO 37

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### RECOMMENDATION:

"THAT Report 08-16 dated February 4, 2008 regarding proposed Amendment No 37 to the City of Guelph Official Plan from Community Design and Development Services BE RECEIVED"

### SUMMARY:

This report provides information about proposed Official Plan Amendment No 37 (OPA 37), which is the first in a three-phase work plan to update the City's Official Plan. The purpose of OPA 37 is to incorporate policy that the City is currently required to be consistent with, address recent legislative changes, and incorporate policy direction that has previously been adopted by City Council. It is anticipated that Phase Two of the Official Plan Update, which will take place throughout 2008 and part of 2009, will set out a cohesive vision and sustainable strategies to guide the development of Guelph over the next 25 years.

### BACKGROUND:

The City's current Official Plan was adopted by Council in 1994 and approved by the Minister of Municipal Affairs and Housing in 1995. In 2001, a major amendment to the Plan known as the "Five Year Public Review Amendment" was approved by Council, which provided a sustainable community model basis for the Plan. The 2001 amendment also incorporated the 1997 Provincial Policy Statement and reflected Provincial approval responsibilities down-loaded to the City.

Since the 2001 update, the Province has issued a new Provincial Policy Statement, which includes new policy direction around employment lands, intensification, brownfields, air quality, and alternative and renewable energy. The Province has also

*The City That Makes A Difference*

released a Growth Plan for the Greater Golden Horseshoe Area that requires Guelph to accommodate significant population and job growth over the next 25 years primarily through intensification. The City must ensure that the Official Plan conforms to the Growth Plan policies by June 2009.

The work to be completed in Phase One is largely administrative in nature and is the first in a three-phase work plan, which proposes to complete the Official Plan Update over the next two years (i.e. by June 2009). The work plan is described in Community Design and Development Services Committee Report 07-36, which was endorsed by Council on May 22, 2007.

A special meeting of Council was held on September 10, 2007 in accordance with Section 26 of the Planning Act, which signified the beginning of the Official Plan Update process. As described in Council Report 07-86, the purpose of the special meeting was to ensure the community is aware of the Official Plan Update and to invite the public to provide comments, input, and suggestions on the existing Official Plan.

## **REPORT:**

### **Description of Proposed OPA 37**

Official Plan Amendment No 37 (OPA 37) is the first in a three-phase work plan that will update the City's Official Plan. The purpose of OPA 37 is to incorporate policy that the City is currently required to be consistent with and policy direction that has previously been adopted by City Council.

The proposed amendment is administrative in nature and, if approved, would accomplish the following: (1) update selected policies in the City of Guelph Official Plan to be consistent with parts of the 2005 Provincial Policy Statement; (2) address minor legislative changes made through various Acts; and (3) incorporate the recommendations of corporate studies and plans that have previously been adopted by City Council. Key changes to the Official Plan are proposed in the following areas:

#### ***General Changes***

- Goals, objectives, and policies throughout the Plan will reflect the City's 2007 Strategic Plan, the 2005 Provincial Policy Statement (PPS), and the City's Barrier Free Policy Statement.
- A complete application must be submitted to the City before Council will consider certain planning applications.

#### ***Cultural Heritage Resources***

- Heritage policies will reflect changes made to the Ontario Heritage Act.
- Requirement to demonstrate that heritage attributes of protected properties will be conserved prior to permitting development on lands adjacent to protected properties.
- Policies enabling the City to regulate matters relating to exterior design for the purposes of achieving cultural heritage goals and objectives (Note: this provision can not be used for residential developments containing less than 25



dwelling units and is subject to the revision and approval of the City's Site Plan Control By-Law).

### ***Brownfields***

- Brownfield Community Improvement Plan Area expanded to entire City.

### ***Natural Heritage Features***

- Updated development restrictions within and adjacent to significant natural heritage features.

### ***Land Use***

- Establishment of criteria that must be satisfied prior to the conversion of employment lands to non-employment uses, which is consistent with the 2005 Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe Area.

### ***Transportation***

- Incorporation of relevant recommendations from the Guelph-Wellington Transportation Study, Guelph Transportation Strategy Update, and the Guelph Trail Master Plan (Note: recommendations not addressed in Phase One will be included in Phase Two).

### ***Definitions***

- Several new definitions have been added and existing definitions are revised to be consistent with the 2005 PPS and recent legislative changes.

## **Location**

The proposed text changes made throughout OPA 37 apply to all land within the municipal boundaries of the City of Guelph. Changes to the road, bicycle, and trail network affect several public rights of way, open space, and private lands within the City of Guelph.

## **Community Consultation**

Two public open houses were held on January 22 and 24, 2008 at the Evergreen Seniors Centre and the Salvation Army Church. The open houses were held in accordance with the Planning Act for the purpose of giving the public an opportunity to review and ask questions about proposed OPA 37. The public meeting of City Council being held on February 4, 2008, in accordance with the Planning Act, is for the purpose of giving the public an opportunity to make representations in respect of proposed OPA 37. Copies of proposed OPA 37 and relevant background information and material have been available for public inspection at the City's Community Design and Development Services Office and on the City's website since January 15, 2008.

## **Next Steps**

All matters arising from consultation and discussion at the February 4, 2008 public meeting will be considered as final modifications are made to the proposed amendment. All of this material will be presented for Council's approval at an upcoming Council meeting.

It is anticipated that Phase Two of the Official Plan Update will set out a cohesive vision and sustainable strategies to guide the development of Guelph over the next 25 years. Phase Two will build on the work and consultation completed in Phase One and will focus on incorporating the recommendations of the City's Local Growth Management Strategy, Community Energy Plan, Natural Heritage Strategy, and parts of the 2005 Provincial Policy Statement not addressed in Phase One. Based on feedback and from consultations, Phase Two will also include revisions to the format, structure and appearance of the Official Plan. Provincial Places to Grow legislation requires City Council to adopt Phase Two by June 16, 2009. Phase Three will include any additional matters that can not be accommodated in Phase Two, such as source water protection and housing policies.

### **CORPORATE STRATEGIC PLAN:**

The update of the Official Plan is a critical step to achieving the City's Strategic goals, which include:

- An attractive, well-functioning and sustainable city;
- A healthy and safe community where life can be lived to the fullest;
- A diverse and prosperous local economy;
- A vibrant and valued arts, culture and heritage identity;
- A community-focused, responsive and accountable government; and
- A leader in conservation and resource protection/enhancement.

### **FINANCIAL IMPLICATIONS:**

- The City has \$xx,xxx in its Tax Supported Capital Budget for this project.
- The expansion of the Brownfield Community Improvement Plan (CIP) Area will make the financial programs associated with the CIP available to additional properties. No additional funds are required as the brownfields financial programs are available on a first come basis.

### **DEPARTMENTAL CONSULTATION:**

To ensure that the new Official Plan is comprehensive and can be effectively implemented, a Resource Team has been established to guide the update process. The Resource Team consists of City staff from Community Services, Environmental Services, Operations, Corporate Services, Emergency Services, and Community Design and Development Services, as well as external staff from the Grand River Conservation Authority, Heritage Guelph, Ministry of Municipal Affairs and Housing, and the County of Wellington.

### **COMMUNICATIONS:**

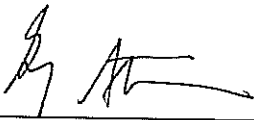
In accordance with the Planning Act, a joint Notice of Public Open House and Public Meeting was circulated on January 10, 2008 and advertised in the Guelph Tribune on

January 11, 2008. Notice has also been provided to those persons and agencies that requested notice. Information about the Official Plan Update process is posted on the City's website.

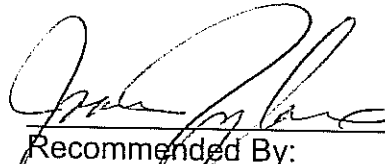
Proposed OPA 37 was circulated to commenting agencies and government review agencies in December 2007. The comments/issues raised through the circulation are summarized in Appendix 'A' to this report.

#### **ATTACHMENTS:**

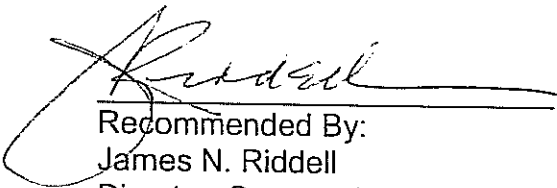
- Attachment A: Summary of Comments / Matters Raised Through Circulation
- Attachment B: Relationship Between Key Policy Initiatives
- Attachment C: Summary of Legislative Implications
- Attachment D: Summary of Corporate Studies Consolidation
- Attachment E: Proposed Official Plan Amendment No 37



Prepared By:  
Greg Atkinson  
Policy Planner



Recommended By:  
Joan Jylanne  
Senior Policy Planner



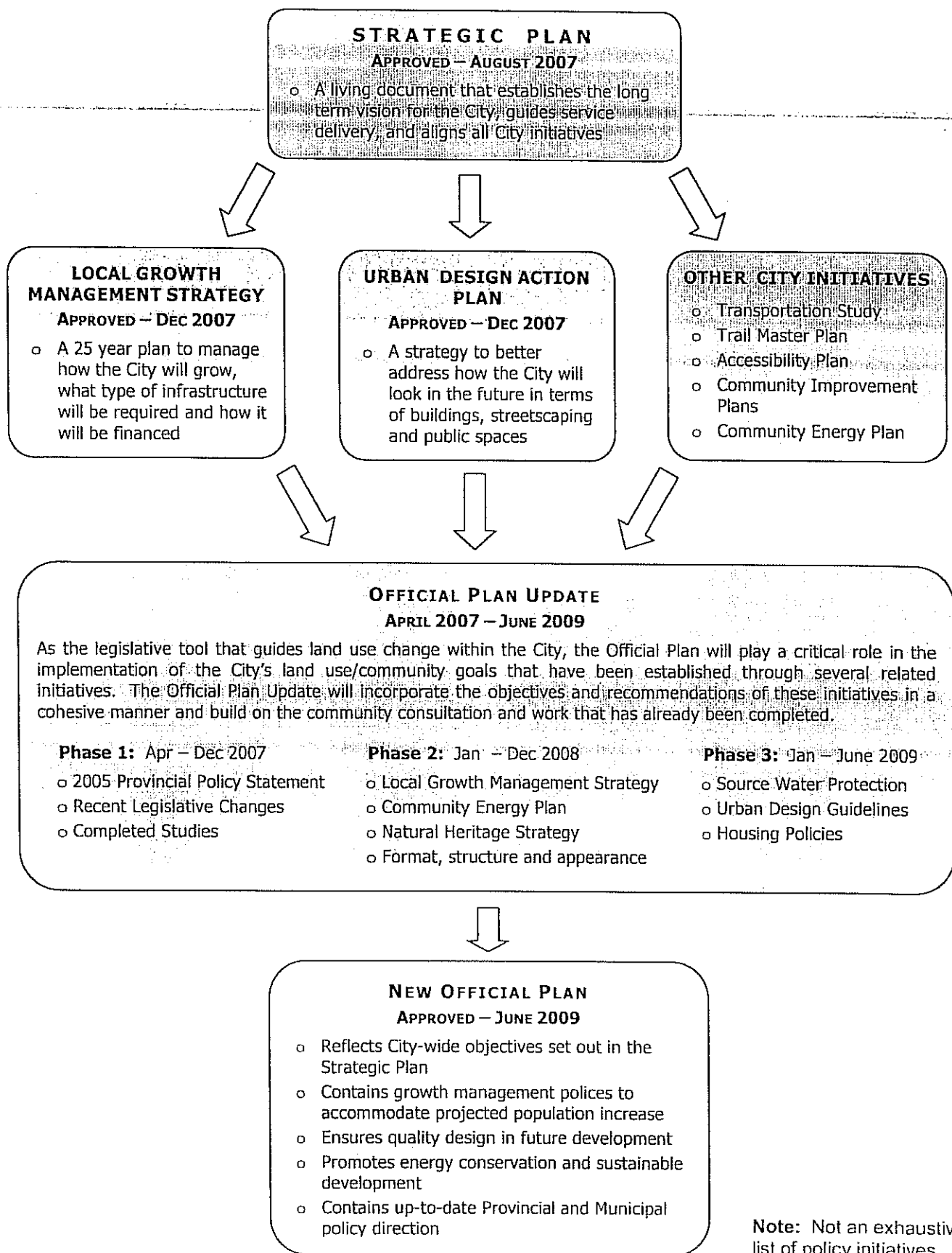
Recommended By:  
James N. Riddell  
Director, Community Design and Development Services

## Attachment A: Summary of Comments / Matters Raised Through Circulation

(Received as of January 11, 2008)

Commenting Organization	Issue	Staff Response
Ministry of Municipal Affairs and Housing	<ul style="list-style-type: none"> <li>Generally supportive of OPA.</li> <li>Complete application requirements for natural heritage features should reference associated ecological features, consistent with 2005 Provincial Policy Statement.</li> <li>Ministry's brownfields unit has indicated some concerns with proposed brownfield policy changes, will provide additional details.</li> </ul>	<ul style="list-style-type: none"> <li>Complete application requirements modified accordingly.</li> <li>Waiting for further comments on proposed brownfield policies.</li> </ul>
Ministry of Transportation	<ul style="list-style-type: none"> <li>Generally supportive of OPA.</li> <li>With respect to the Hanlon Expressway, MTO would prefer the designation of 'Provincial Highway' on Schedules 9A &amp; 9B.</li> </ul>	<ul style="list-style-type: none"> <li>Schedules modified accordingly.</li> </ul>
Heritage Guelph	<ul style="list-style-type: none"> <li>Language should be more prescriptive (e.g. will or shall vs encourage or support).</li> </ul>	<ul style="list-style-type: none"> <li>Language is prescriptive where required by legislation. Where no legislative requirement to be prescriptive, policy direction should remain supportive.</li> </ul>
Grand River Conservation Authority	<ul style="list-style-type: none"> <li>Some reference to the continuity of natural features beyond the City's boundary may be appropriate.</li> <li>Should encourage 'safe' public access to rivers and natural areas.</li> <li>Clarification that the GRCA will provide comments on development applications in regulated areas, not act as the approval authority.</li> <li>Supportive of new complete application section.</li> <li>Clarification of 'Floodway' and Special Policy Area' definitions.</li> </ul>	<ul style="list-style-type: none"> <li>Minor policy changes made in accordance with GRCA comments.</li> </ul>
Upper Grand District School Board	<ul style="list-style-type: none"> <li>Generally supportive of OPA.</li> <li>Suggest policies to avoid residential enclaves that are not large enough to sustain local schools.</li> <li>Suggest policies to ensure year round convenience and safety for pedestrians e.g. snow clearing of trails and sidewalks and lighting of trails and sidewalks.</li> </ul>	<ul style="list-style-type: none"> <li>Comments to be considered in conjunction with Phase Two of the Official Plan Update.</li> </ul>

## Attachment B: Relationship Between Key Policy Initiatives



## Attachment C: Summary of Legislative Implications

Note: Not an exhaustive list of policy initiatives.

Legislation	Description of Legislative Change	OPA 37 Implementation
<b>Planning Act</b> <ul style="list-style-type: none"> <li>As amended by Bill 26, the Strong Communities Act, 2004; and</li> <li>Bill 51, the Planning Conservation Land Statute Law Amendment Act, 2006.</li> </ul>	<ul style="list-style-type: none"> <li>New application standard for the Provincial Policy Statement (PPS), that requires all decisions affecting land use planning matters "shall be consistent with" the PPS. In comparison to the previous implementation standard of "shall have regard to", "shall be consistent with" is a more demanding test that requires decisions made by Council and any committee or board of Council to be consistent, or not contradictory, with the policies of the PPS.</li> </ul>	<ul style="list-style-type: none"> <li>A comprehensive analysis of the City's Official Plan (OP) has been undertaken by staff to identify policies that are not consistent with the 2005 PPS.</li> <li>OPA 37 includes several changes to update selected policies in the OP to be consistent with parts of the 2005 PPS.</li> </ul> <p>(Note: Outstanding consistency between the OP and the PPS will be addressed in Phase Two of the OP Update)</p>
	<ul style="list-style-type: none"> <li>Requirement to update OP not less frequently than every five years</li> </ul>	<ul style="list-style-type: none"> <li>Requirement reflected in the 'Implementation' section of the OP.</li> </ul>
	<ul style="list-style-type: none"> <li>Municipalities can refuse to accept incomplete applications pertaining to requests to amend the OP, Zoning By-law, subdivision approval, and consents.</li> </ul>	<ul style="list-style-type: none"> <li>New complete application policies are proposed to be added to the 'Implementation' section of the OP.</li> <li>In addition to application requirements already stated in the OP, proposed new policies set out additional information and material that may be required as part of a complete application.</li> </ul>
	<ul style="list-style-type: none"> <li>City may regulate matters relating to exterior design, through the site plan approval process.</li> </ul> <p>(Note: the Planning Act restricts the use of this provision for residential development containing less than 25 dwelling units).</p>	<ul style="list-style-type: none"> <li>A new policy is proposed, which would enable the City to regulate matters related to exterior design, through the site plan approval process, for the purposes of achieving cultural heritage goals and objectives only.</li> </ul> <p>(Note: the City must amend its Site Plan Control By-law before making use of this proposed policy)</p>
	<ul style="list-style-type: none"> <li>Removal of appeal rights where Council refuses to approve Official Plan or Zoning Bylaw Amendments that would remove lands from areas of employment.</li> </ul>	<ul style="list-style-type: none"> <li>Definition of Employment Area is proposed to be added.</li> <li>Criteria that must be met prior to conversion of employment land to non-employment uses is proposed to be added.</li> </ul>

<b>Ontario Heritage Act</b>	<ul style="list-style-type: none"> <li>• Council may list properties that have potential cultural heritage value or interest, but are not necessarily designated under the Ontario Heritage Act on the municipal registry of heritage properties.</li> </ul>	<ul style="list-style-type: none"> <li>• New cultural heritage policy is proposed, which recognizes that Council may, in consultation with Heritage Guelph, may list non-designated cultural heritage resources on the municipal heritage register.</li> </ul>
	<ul style="list-style-type: none"> <li>• The following wording changes: <ul style="list-style-type: none"> <li>- Official name of the City's heritage committee is changed from Local Architectural Conservation Advisory Committee (LACAC) to Municipal Heritage Committee;</li> <li>- Replacement of the term 'preserve' with 'conserve'; and</li> <li>- Replacement of the term 'built heritage resources' with 'cultural heritage resources'.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Wording throughout OP is proposed to be changed accordingly.</li> </ul>
<b>Accessibility for Ontarians with Disabilities Act</b>	<ul style="list-style-type: none"> <li>• Council required to appoint an Accessibility Advisory Committee.</li> <li>• Requirement to produce, in consultation with disabled persons, an annual Accessibility Plan.</li> <li>• Plan for, implement, and adhere to Provincial accessibility regulations of the Accessibility for Ontarians with Disabilities Act.</li> </ul>	<ul style="list-style-type: none"> <li>• Incorporation of City of Guelph Barrier Free Policy Statement into OP.</li> <li>• Proposed new policy indicating that an annual accessibility plan will be prepared.</li> <li>• The Wellington Accessibility Partnership – Facility Accessibility Design Manual is referred to in the appropriate sections of the OP.</li> </ul>

## Attachment D: Summary of Corporate Studies Consolidation

Study	OPA 37 Implementation
<b>Guelph – Wellington Transportation Study (2005)</b>	<ul style="list-style-type: none"> <li>Will serve as the basis for the City's future transportation system (e.g. until 2021) including proposed new Official Plan (OP) Schedule 9B entitled 'Proposed Road Network'.</li> <li>Incorporation of recommended policy direction with respect to transportation demand management and public transit.</li> </ul>
<b>Guelph Transportation Strategy Update (2001)</b>	<ul style="list-style-type: none"> <li>Incorporation of recommended policy direction into general transportation system objectives.</li> <li>Incorporation of recommended policy direction with respect to: <ul style="list-style-type: none"> <li>Pedestrian movement and bicycles;</li> <li>Public transit;</li> <li>General roads policies / roads design;</li> <li>Transportation and the urban environment; and</li> <li>Railways.</li> </ul> </li> </ul>
<b>Guelph Trail Master Plan (2005)</b>	<ul style="list-style-type: none"> <li>Will serve as the basis for trail development within the City including proposed new OP Schedule 9D entitled 'Trail Network'.</li> <li>Incorporation of policy recommendations with respect to open space and trail development.</li> </ul>
<b>Guelph Accessibility Plan (2007)</b>	<ul style="list-style-type: none"> <li>Incorporation of strategies with respect to accessibility</li> </ul>
<b>City of Guelph Strategic Plan (2007)</b>	<ul style="list-style-type: none"> <li>Incorporation of strategic vision and mission into the 'Basis of the Official Plan' section.</li> <li>Incorporation of certain strategic goals and objectives into appropriate sections of the OP.</li> </ul> <p>(Note: strategic goals and objectives not incorporated as part of proposed OPA 37 will be included in Phase Two of the OP Update).</p>
<b>Wellington Accessibility Partnership – Facility Accessibility Design Manual (2005)</b>	<ul style="list-style-type: none"> <li>Referenced in appropriate Sections of the OP.</li> </ul>
<b>Guelph Emergency Response Plan (2006)</b>	<ul style="list-style-type: none"> <li>Referenced in appropriate Sections of the OP.</li> </ul>
<b>Community Improvement Plans</b>	<ul style="list-style-type: none"> <li>OP recognizes the completion, however not the approval, of the Old University and Centennial Neighbourhoods Community Improvement Plans and the approval of the Brownfield Redevelopment Plan.</li> </ul>



## Attachment E: Proposed Official Plan Amendment No 37

**PROPOSED AMENDMENT NUMBER 37 TO THE OFFICIAL PLAN  
FOR THE CORPORATION OF THE CITY OF GUELPH  
- 2008 OFFICIAL PLAN UPDATE: PHASE ONE AMENDMENT**

**INDEX**

**PART A - THE PREAMBLE**

The Preamble provides an explanation of the proposed amendment including the purpose, location, basis, public participation and background information, but does not form part of this amendment.

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**PART B - THE AMENDMENT**

The Amendment describes the additions and/or modifications to the Official Plan of the City of Guelph, which constitute Official Plan Amendment Number 37.

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## PART A - THE PREAMBLE

### TITLE AND COMPONENTS

This document is entitled '2008 Official Plan Update: Phase One Amendment' to the City of Guelph Official Plan and shall be referred to as 'Amendment 37'. Part A, The Preamble provides an explanation of the proposed amendment including the purpose, location, basis, public information and background information, but does not form part of this amendment. Part B forms the amendment to the Official Plan of the City of Guelph, and consists of four components:

- 1) A brief description of the text amendment, which is contained in Appendix A.
- 2) A brief description of the mapping schedule amendment, which is contained in Appendix B.
- 3) Appendix A, which consists of a comprehensive expression of the text amendment to the Plan (as illustrated through various font types in the text).
- 4) Appendix B which consists of new and revised Official Plan schedules.

### PURPOSE

The purpose of this Amendment is to update the Official Plan to be consistent with parts of the 2005 Provincial Policy Statement, address recent legislative changes made through various Acts, and incorporate the recommendations of corporate studies and plans that have previously been adopted by Council.

### BACKGROUND

The City's current Official Plan was adopted by Council in 1994 and approved by the Minister of Municipal Affairs and Housing in 1995. In 2001, a major amendment to the Plan known as the "Five Year Public Review Amendment" was approved by Council, which provided a sustainable community model basis for the Plan. The 2001 amendment also incorporated the 1997 Provincial Policy Statement and reflected Provincial approval responsibilities down-loaded to the City. In 2006 a significant amendment was approved by Council that updated the City's commercial policy framework.

Since the 2001 update, the Province has issued a new Provincial Policy Statement, which includes new policy direction around employment lands, intensification, brownfields, air quality, and alternative and renewable energy. A number of long range planning studies have also been completed by the City over the past five years, including the Guelph Transportation Strategy Update (2002), Guelph-Wellington Transportation Study (2005), Guelph Trail Master Plan (2005), Wellington Accessibility Partnership - Facility Accessibility Design Manual (2005), Emergency Response Plan (2006), Strategic Plan (2007), and Guelph Accessibility Plan (2007). There have also been a number of changes to various pieces of legislation (e.g. *Ontario Heritage Act*, *Planning Act*, and *Accessibility for Ontarians With Disabilities Act*) that must be reflected in the Official Plan.

On January 1, 2007, changes to the *Planning Act* made through Bill 51, the *Planning and*

*Conservation Land Statute Law Amendment Act, 2006*, came into effect. Bill 51 made both mandatory and enabling legislative changes, some of which require Official Plan policies to be in place before the City can make use of the new provisions. Amendment 37 incorporates the mandatory changes made through Bill 51 and some of the enabling provisions. The remaining enabling provisions, which will assist in the implementation of the City's Local Growth Management Strategy, Community Energy Plan, and Urban Design Action Plan, will be addressed in Phase Two of the Official Plan Update.

The proposed policy changes are largely administrative in nature, as the purpose of Amendment 37 is to incorporate policies into the Official Plan the City is currently required to be consistent with (e.g. 2005 Provincial Policy Statement) and studies that have already been adopted by Council (e.g. 2005 Guelph-Wellington Transportation Study).

## **LOCATION**

The proposed text changes made through Amendment 37 apply to all land within the municipal boundaries of the City of Guelph. Changes to the road, bicycle, and trail network affect several public rights of way, open space, and private lands within the City of Guelph. Specific plans for future roads, bicycle routes, and trails are contained in The Mapping Amendment (Appendix B).

## **BASIS**

Amendment 37 responds to a number of provincial and municipal policy initiatives, which serve as the basis for Phase One of the Official Plan Update. Community Design and Development Services staff, in consultation with other City departments, related agencies, and the public, have analysed these initiatives and incorporated relevant recommendations into this amendment. It is important to note that considerable public consultation and careful consideration by Council was undertaken in the development and approval of the previously adopted policy initiatives. The intent of Amendment 37 is to incorporate the objectives and recommendations of these initiatives in a cohesive manner and build on (i.e. not duplicate) the consultation that has already been completed. The following is a summary of the key policy inputs to Amendment 37.

### **2005 Provincial Policy Statement**

A new Provincial Policy Statement came into effect on March 1, 2005 that contains new policy direction with regard to a number of matters. New provincial policy direction with respect to growth and energy will be addressed in Phase Two of the Official Plan Update. The following new policy matters are proposed to be introduced into the Official Plan as part of Amendment 37 in accordance with the Provincial Policy Statement:

- Requirement to demonstrate that the heritage attributes of protected heritage properties will be conserved prior to permitting development on lands adjacent to protected heritage properties.
- More stringent restrictions on development within and adjacent to significant natural heritage and water features.
- Requirement for comprehensive review and criteria that must be satisfied in order to convert employment lands to non-employment uses.

- Minimizing the length and number of vehicle trips and encouraging alternative modes of transportation.
- New and updated definitions in accordance with the 2005 Provincial Policy Statement.

### **Completed Corporate Studies**

Recommendations from the following corporate studies and/or plans have been incorporated into Amendment 37.

- Guelph-Wellington Transportation Study (2005).
- Guelph Transportation Strategy Update (2001).
- Guelph Trail Master Plan (2005).
- Guelph Accessibility Plan (2007).
- Parts of the Strategic Plan (2007).

The following completed corporate studies and/or plans have been referenced in the appropriate sections.

- Wellington Accessibility Partnership – Facility Accessibility Design Manual (2005).
- Brownfield Community Improvement Plan (2004).
- Guelph Emergency Response Plan (2006).

The Brownfield Community Improvement Plan (CIP) Area has also been expanded to the entire City, to support the redevelopment of potentially contaminated lands outside of the current CIP area.

### **Legislative Changes**

The following legislative changes have been incorporated in Amendment 37:

#### *Planning Act*

- New application standard for the Provincial Policy Statement, that requires all decisions affecting land use planning matters “shall be consistent with” the Provincial Policy Statement. In comparison to the previous implementation standard of “shall have regard to”, “shall be consistent with” is a more demanding test that requires decisions made by Council and any committee or board of Council to be consistent, or not contradictory, with the policies of the Provincial Policy Statement.
- Requirement to update Official Plan not less frequently than every five years.
- Policies enabling the City to refuse incomplete development applications.
- Policies enabling the City to regulate matters relating to exterior design, through the site plan approval process, for the purposes of achieving cultural heritage goals and objectives (Note: this policy can not be used for residential developments containing less than 25 dwelling units and is subject to the revision and approval of the City’s Site Plan Control By-law).
- New definitions.

#### *Ontario Heritage Act*

- Council may list properties that have potential cultural heritage value or interest, but are not necessarily designated under the *Ontario Heritage Act* on the municipal registry of heritage

properties. Placing non-designated properties on the municipal register allows the City to delay issuing a demolition permit for up to sixty days.

- General terminology update to be consistent with the *Ontario Heritage Act*, which includes:
  - changing the official name of the City's heritage committee from Local Architectural Conservation Advisory Committee (LACAC) to Municipal Heritage Committee;
  - replacement of the term 'preserve' with 'conserve'; and
  - replacement of the term 'built heritage resources' with 'cultural heritage resources'.

#### *Accessibility for Ontarians With Disabilities Act*

- Council required to appoint an Accessibility Advisory Committee.
- Requirement to produce, in consultation with disabled persons, an annual Accessibility Plan.
- Plan for, implement, and adhere to Provincial accessibility regulations of the *Accessibility for Ontarians with Disabilities Act*.

#### **Council Direction**

Council endorsed a three-phase work plan as recommended in Community Development and Environmental Services Committee Report 07-36 on May 22, 2007, which proposes to complete the Official Plan Update by June 2009. Amendment 37 incorporates the majority of matters identified in Phase One of the Official Plan Update process. Although Phase One specifies that the Official Plan will be updated in accordance with the 2005 Provincial Policy Statement and changes to the *Planning Act* made through Bill 51, policies and provisions related to population and employment targets, land use allocation, and alternative and renewable energy will be addressed in Phase Two, in conjunction with recommendations from the City's Local Growth Management Strategy, the Community Energy Plan, Urban Design Action Plan, and in accordance with the Strategic Plan.

Detailed amendment background is available at the City's Community Design and Development Services Office.

#### **PUBLIC PARTICIPATION**

- The Official Plan Update work plan was presented to the Community Development and Environmental Services Committee in Report 07-36 on May 4, 2007.
- The work plan was endorsed by Council at its meeting on May 22, 2007 (it should be noted that in order to receive sufficient comments and feedback on the proposed amendment from stakeholders and the public, the proposed date of Council adoption is February 2008, not December 2007 as indicated in Report 07-36).
- A special meeting of Council was held on September 10, 2007, to announce the start of the Official Plan Update and provide the public with an opportunity to provide input at the outset of the process.
- Council formally invited the public to provide comments and suggestions on the existing Official Plan at the special meeting on September 10, 2007.
- Council Report 07-36 outlined the additional community consultation that will be undertaken as part of Phase One, which includes:

- Two public open houses, which are scheduled for January 22 and 24, 2008 at the Evergreen Seniors Centre and the Salvation Army Church. Amendment 37 will be available to the public at the open houses where staff will provide an overview of the proposed policy changes and answer any questions;
  - A public meeting of Council, scheduled for February 4, to receive public input and comments on proposed Amendment 37;
  - A public meeting of Council to consider the approval of Amendment 37, which is anticipated to occur in late February 2008; and
  - Continuous updates to the Official Plan website as the Amendment 37 proceeds and updates provided via e-mail to individuals that have requested to be on the Official Plan Update mailing list.
- The Official Plan Update process is meant to build on the community consultation and work that has been completed as part of its policy inputs (e.g. Strategic Plan public process and Local Growth Management Strategy Workshops).
  - Information about the Official Plan Update is also being disseminated through a resource team that consists of City Staff from Community Services, Environmental Services, Operations, Corporate Services, Emergency Services, and Community Design and Environmental Services, as well as stakeholders from the Grand River Conservation Authority, Heritage Guelph, the Ministry of Municipal Affairs and Housing, and the County of Wellington.

## PART B - THE AMENDMENT

The '2008 Official Plan Update – Phase One Amendment' to the City of Guelph Official Plan is contained within the Appendices to this document. The amended text of the Official Plan, which can be found in Appendix A is illustrated by various font types as explained at the beginning of Appendix A (e.g. ~~struck-out~~, and **bolded** text). Text that is not bold or struck out has been included for context only and does not constitute part of Amendment 37. Appendix B includes map schedules that are revised, new or replace existing Official Plan schedules.

### Format and Details of the Text Amendment to the Plan

This Section (Part B) of Official Plan Amendment 37 outlines changes to the text that are included in Appendix A. Sections of the Official Plan that are proposed to be changed are referred to as "ITEMs" in the following description. The numbers within each of these "ITEMs" include a general description of the proposed Official Plan text changes and correspond to the list of text modifications contained in Appendix A. Text appearing at the end of each "ITEM" is used for the actual textual amendment in association with the amended text in Appendix A.

#### ITEM 1: Change Description to Section 2 – "Basis of Official Plan"

2) Section 2.1 - 'Introduction' is amended to reflect the vision and mission in the City's 2007 Strategic Plan.

3 & 4) Section 2.3 – Major Goals of the Official Plan is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement and reflect the City's 2007 Strategic Plan.

Section 2 of the Official Plan – 'Basis of Official Plan' is hereby amended as shown by modifications 2 - 4 in Appendix A.

#### ITEM 2: Change Description to Section 3 – 'General Development'

5 & 6) Section 3.2 – Community Form Statement is amended to reflect the City's Barrier Free Policy Statement.

7) Section 3.3 – Urban Form Policies is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.

8 & 9) Section 3.5 – Cultural Heritage Resources is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement and reflect new terminology in the Ontario Heritage Act.

10) Section 3.5 – Cultural Heritage Resources is amended to acknowledge Council's ability to list non-designated properties on the official Municipal Heritage Registry. Section 3.5 is also amended to permit the City to implement heritage-related objectives through regulating matters related to exterior design. This is in reference to exterior design provisions introduced into Section 41 (Site Plan Control) of the Planning Act through Bill 51.



*In order to regulate matters relating to exterior design in accordance with this policy change, the City's Site Plan Control By-law would require revisions. It should also be noted that the Planning Act does not permit the City to apply this policy to residential developments containing less than 25 dwelling units.*

*11, 12, & 13) Section 3.5 – Cultural Heritage Resources is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement and reflect new terminology in the Ontario Heritage Act.*

*14) Section 3.5 – Cultural Heritage Resources is amended to encourage the reuse of heritage resources where demolition is granted.*

*15 & 16) Section 3.5 – Cultural Heritage Resources is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement and reflect new terminology in the Ontario Heritage Act.*

*17) Section 3.5 – Cultural Heritage Resources is amended to reflect the requirement of the 2005 Provincial Policy Statement to ensure that the heritage attributes of protected heritage properties are not negatively affected by development on adjacent lands.*

*18) Section 3.5 – Cultural Heritage Resources is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.*

*19) Section 3.6 – Urban Design is amended to reflect the City's 2007 Strategic Plan and Barrier Free Policy Statement.*

*20) Section 3.6 – Urban Design is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.*

*21, 22, 23, 24, & 25) Section 3.7 – Barrier Free Environment is amended to reflect the City's Barrier Free Policy Statement.*

*26) Section 3.7 – Barrier Free Environment is amended to recognize a provision of the Accessibility for Ontarians With Disabilities Act, which requires the City to prepare an annual accessibility plan.*

*27) Section 3.7 - Barrier Free Environment is amended to encourage the application of The Wellington Accessibility Partnership's Facility Accessibility Design Manual.*

*28) Section 3.7 – Barrier Free Environment is amended to clarify Ontario Building Code requirements with respect to barrier free design.*

*29) Section 3.7 – Barrier Free Environment is amended to clarify the existing wording of the policy.*

*30) Section 3.8 – Energy Conservation and Climate Change Protection is amended to incorporate recommendations of the Guelph Trail Master Plan.*

Section 3 of the Official Plan – 'General Development' is hereby amended as shown by modifications 5 - 30 in Appendix A.

**ITEM 3: Change Description to Section 4 – 'Municipal Services'**

*31, 32, 33, & 34) Sections 4.1 – Introduction, 4.2 – Water Resources, and 4.7 – Community Improvement and Renewal are amended be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.*

*35) Section 4.7 – Community Improvement and Renewal is amended to recognize the completion of Community Improvement Plans and the Brownfield Community Plan Area is expanded to the entire City.*

*36) Section 4.7 – Community Improvement and Renewal is amended to recognize the name change form the 'Downtown Board of Management' to the 'Downtown Guelph Business Association'.*

Section 4 of the Official Plan – 'Municipal Services' is hereby amended as shown by modifications 31 - 36 in Appendix A.

**ITEM 4: Change Description to Section 5 – 'Development Constraints'**

*37) Section 5.2 – Flood Plains is amended to recognize the name change from 'Peacetime Emergency Plan' to the 'Emergency Response Plan'.*

*38) Section 5.3 – Steep Slope, Erosion Hazard Lands and Unstable Soils is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.*

*39) Section 5.6 – Potentially Contaminated Properties is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.*

*40) Section 5.6 – Potentially Contaminated Properties is amended to recognize the use of a site specific risk assessment approach.*

*41) Section 5.6 – Potentially Contaminated Properties is amended to indicate that the City will require a record of site condition as a condition of any land transfer to the City.*

*42) Section 5.6 – Potentially Contaminated Properties is amended to indicate that the City may consider proposals for a staged clean-up in conjunction with a development proposal.*

Section 5 of the Official Plan – 'Development Constraints' is hereby amended as shown by modifications 37 - 42 in Appendix A.

**ITEM 5: Change Description to Section 6 – 'Natural Heritage Features'**

*43, 44 & 45) Section 6.2 – Watershed Planning is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.*

46) Section 6.3 – *Environmental Impact Studies* is amended to include trails as one of the matters that must be addressed as part of an environmental implementation report.

47 & 48) Section 6.5 *Habitat of endangered Species and Threatened Species* is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.

49 & 50) Section 6.6 *Areas of Natural and Scientific Interest (ANSI)* is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.

51 & 52) Section 6.7 – *Fish Habitat* is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.

53, 54, & 55) Section 6.8 – *Forestry Resources* is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.

56, 57, & 58) Section 6.9 – *Environmental Corridors and Ecological Linkages* is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.

59) Section 6.10 – *Wildlife Habitat* is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.

Section 6 of the Official Plan – 'Natural Heritage Features' is hereby amended as shown by modifications 43 - 59 in Appendix A.

**ITEM 6:** Change Description to Section 7 – 'Land Use'

60) Section 7.1 – *All Land Use Designations* is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.

61 & 62) Section 7.1 – *All Land Use Designations* is amended to include criteria for assessing requests to convert employment lands to non-employment uses in accordance with the 2005 Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

63) Section 7.2 – *Residential* is amended to reflect the City's 2007 Strategic Plan objective 3.3, "The highest ratio of any Ontario City of people who live and work in the same community".

64) Section 7.4 – *Commercial and Mixed Business* is amended to encourage the application of the Wellington Accessibility Partnership – Facility Accessibility Design Manual, wherever possible.

65) Section 7.12 – *Open Space* is amended to incorporate recommendations of the Guelph Trail Master Plan.

66) Section 7.12 – *Open Space* is amended to implement recommendations of the City's 2007 Accessibility Plan.

67, 68, 69, 70, 71, 72, 73, and 74) Section 7.12 – Open Space is amended to incorporate recommendations of the Guelph Trail Master Plan.

Section 7 of the Official Plan – 'Land Use' is hereby amended as shown by modifications 60 - 74 in Appendix A.

**ITEM 7: Change Description to Section 8 – 'Transportation'**

75) Section 8.1 – Introduction is amended to indicate that the recommendations of the Guelph Transportation Strategy Update and Guelph-Wellington Transportation Study will serve as the basis for the City's future transportation system.

76 & 77) Section 8.2 – Transportation System objectives is amended to incorporate policy direction from the Guelph Transportation Strategy Update.

78, 79, & 80) Section 8.2 – Transportation System is amended to include new policies with respect to transportation demand management, which is recommended by the Guelph-Wellington Transportation Study.

81, 82, 83, 84, & 85) Section 8.2 – Transportation System is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement, Guelph Transportation Strategy Update, and incorporate recommendations of the Guelph Trail Master Plan.

86) Section 8.2 – Transportation System is amended to remove secondary policies for the Victoria Road North Secondary Plan Area.

87) Section 8.2 – Transportation Systems is amended to include policy direction with respect to public transit from the Guelph Transportation Strategy Update.

88) Section 8.2 – Transportation Systems is amended to include updated wording from the Guelph-Wellington Transportation Study.

89) Section 8.2 – Transportation Systems is amended to delete policies with respect to 'Public Transit' in the South Guelph Secondary Plan and Victoria Road North Secondary Plan areas.

90) Section 8.2 – Transportation Systems is amended to include policy direction with respect to public transit from the Guelph Transportation Strategy Update.

91, 93, 94, 96, & 97) Section 8.2 – Transportation System is amended to include policy direction with respect to roads from the Guelph Transportation Strategy Update.

92 & 95) Section 8.2 – Transportation Systems is amended remove secondary policies for the Victoria Road North Secondary Plan Area and policies that apply to projects that are complete.

98 & 99) Section 8.2 – Transportation Systems is amended to recognize that road widenings in excess of the 'Ultimate Widths' listed in the Official Plan may be required in certain circumstances.

100) Section 8.2 – Transportation Systems is amended to incorporate recommendations of the Guelph Trail Master Plan in the design and construction of roads.

101, 102 & 103) Section 8.2 – Transportation Systems is amended to remove secondary policies for the Eastview Secondary Plan Area and policies that apply to projects that are complete.

104) Section 8.2 – Transportation Systems is amended to incorporate policy direction from the City's Good Movement Principles.

105 & 106) Section 8.2 – Transportation Systems is amended to incorporate recommendations with respect to railways from the Guelph Transportation Strategy Update.

107, 108, & 109) Section 8.2 – Transportation Systems is amended to be consistent with the wording and policy direction of the 2005 Provincial Policy Statement.

110 & 111) Table 8.2 – Intersection Improvements is amended to recognize improvements that are complete and new improvements recommended by the Guelph-Wellington Transportation Study.

Section 8 of the Official Plan – 'Transportation' is hereby amended as shown by modifications 75 - 111 in Appendix A.

**ITEM 8: Change Description to Section 9 – 'Implementation'**

112) New Section 9.2 – Complete Application Requirements is added to require that complete applications be submitted before the time period in which Council must make a decision begins and set out additional information and material may be required as part of certain development application.

113 & 114) Section 9.4 – Official Plan Review is renumbered to Section 9.5 and renamed to "Official Plan Update", to reflect changes to the Planning Act that require the Official Plan to be updated not less frequently than every five years.

115) Section 9.8 – Committee of Adjustment is renumbered to Section 9.9 and amended to clarify that the Committee must act in accordance with the provisions of the Planning Act.

116) Section 9.8 – Committee of Adjustment is amended to include a new policy recognizing the Committee's legislative authority, in the Planning Act, to require owners to enter into agreements with the City resulting from the terms and conditions of a variance approval and that these agreements may be registered against the land.

117) Section 9.9 – Development Control is renumbered to Section 9.10 and amended to permit the City to implement heritage-related objectives through regulating matters related to exterior design. This is in reference to exterior design provisions introduced into Section

41 (Site Plan Control) of the Planning Act through Bill 51. In order to regulate matters relating to exterior design in accordance with this policy change, the City's Site Plan Control By-law would require revisions. It should also be noted that the Planning Act does not permit the City to apply this policy to residential developments containing less than 25 dwelling units.

118) Section 9.9 – Development Control is renumbered to Section 9.10 and amended to address changes to the Planning Act, which permit the City to, as a condition to site plan approval, ensure that facilities are designed to have regard for accessibility for persons with disabilities.

Section 9 of the Official Plan – 'Implementation' is hereby amended as shown by modifications 112 - 118 in Appendix A.

**ITEM 9: Change Description to Section 10 – 'Glossary'**

119) Section 10 – Glossary is amended to make the following existing definitions consistent with the 2005 Provincial Policy Statement:

- 100 Year Flood
- Accessory Apartment
- Adjacent Lands
- Affordable Housing
- Agricultural Use
- Areas of Archaeological Potential
- Built Heritage Resource
- Built Heritage Resource Impact Assessment
- Coach House
- Conversion
- Cultural Heritage Landscape Resource
- Designated and Available
- Endangered Species
- Flood Fringe
- Flood Plain
- Floodproofing
- Floodway
- Hazard Lands
- Infrastructure
- Intensification
- Mineral Aggregate Operation
- Natural Heritage Features
- Redevelopment
- Scoped Cultural Heritage Resource Impact Assessment
- Sensitive Land Use
- Significant
- Single Detached Dwelling
- Site Alteration

- *Threatened Species*
- *Woodland*

120) Section 10 – Glossary is amended to add the following new definitions consistent with the 2005 Provincial Policy Statement:

- *Brownfield Sites*
- *Comprehensive Review*
- *Conserved*
- *Designated Growth Areas*
- *Employment Area*
- *Flooding Hazard*
- *Ground Water Feature*
- *Heritage Attributes*
- *Individual On-Site Sewage Services*
- *Individual On-Site Water Services*
- *Low and Moderate Income Households*
- *Municipal Sewage Services*
- *Municipal Water*
- *Natural Heritage System*
- *Partial Services*
- *Private Communal Sewage Services*
- *Private Communal Water Services*
- *Protected Heritage Property*
- *Provincial Plan*
- *Public Service Facilities*
- *Residential Unit*
- *Residential Intensification*
- *Settlement Areas*
- *Sewage and Water Services*
- *Special Needs*
- *Special Policy Area*
- *Surface Water Feature*
- *Valleylands*

Section 10 of the Official Plan – ‘Glossary’ is hereby amended as shown by modifications 119 & 120 in Appendix A.

## **Format and Details of the Amendment to the Mapping Schedules of the Plan**

This part of Official Plan Amendment 37 outlines changes to the mapping schedules that are associated with the maps that are included in Appendix B. The text after each "ITEM" in the following will be used for the mapping amendment in association with the map schedules in Appendix B.

### **Item 10: New Schedule 9A – "Existing Road Network"**

Schedule 9A to the City of Guelph Official Plan is rescinded and replaced with the new Schedule 9A entitled, "Existing Road Network", which is included in Appendix B of this Amendment.

### **ITEM 11: New Schedule 9B – "Proposed Road Network "**

Schedule 9B to the City of Guelph Official Plan is rescinded and replaced with the new Schedule 9B entitled, "Proposed Road Network", which is included in Appendix B of this Amendment.

### **ITEM 12: New Schedule 9C – "Bicycle Network Plan"**

Schedule 9C to the City of Guelph Official Plan is rescinded and replaced with the new Schedule 9C entitled, "Bicycle Network Plan", which is included in Appendix B of this Amendment.

### **ITEM 13: New Schedule 9D – "Proposed Trail Network"**

New Schedule 9D, entitled "Trail Network" is added to the City of Guelph Official Plan as illustrated in Appendix B of this Amendment.

### **ITEM 14: Revised Schedule 5 – "Community Improvement Area"**

Schedule 5, entitled "Community Improvement Area" is amended to add a notation explaining that the Brownfield Community Improvement Plan Area extends to the corporate limits of the City as shown in Appendix B of this Amendment.

## **Implementation and Interpretation**

The implementation of this Plan amendment shall be in accordance with the provisions of the *Planning Act*. The further implementation and associated interpretation of this Amendment shall be in accordance with the relevant text and mapping schedules of the existing Official Plan of the City of Guelph.



# **Appendix A**

## **THE TEXT AMENDMENT**

## How to Use Appendix A

Appendix A presents the text of Amendment 37. Modifications to the Official Plan text are organized in a numbered list, which includes relevant existing Official Plan policies as contained in the most recent Official Plan consolidation (November 2006) to provide context for the amended text, which is distinguished by the following font type notations:

1. The existing Plan text (as consolidated to November 2006) consists of normal font type, similar to this font type.
2. Changes to the existing text are noted as follows:
  - a) Deletion of existing text is illustrated via struck-out text (~~such as this~~); and
  - b) The addition of new or modified text to be added to the Plan is illustrated via bold font (**such as this**).

Amendment 37 should be read in conjunction with the current Official Plan (November 2006 Consolidation), which is available on the City's website at [guelph.ca/OPupdate](http://guelph.ca/OPupdate), at any branch of the Guelph Public Library, or at the Community Design and Development Services office located at 2 Wyndham St. N., on the 3<sup>rd</sup> Floor.

## Details of the Amendment:

- 1) All sections of the Official Plan are renumbered as shown or described in Appendix A. Policies not shown in Appendix A are renumbered accordingly to accommodate changes made through Amendment 37.

- 2) The introductory text in Section 2.1 on page 3 is amended as follows:

The City's Official Plan supports the implementation of the City's ~~Mission Statement~~ **Strategic Plan, which has:**

~~Guelph is an innovative, caring community and an appealing, attractive City...~~

~~❖ Excited about its vibrant downtown~~

~~❖ Proud of its progressive, diversified economy~~

~~❖ Committed to environmental stewardship~~

~~... a great place to call home.~~

❖ a vision, "To be the City that makes a difference"; and

❖ a mission, "To achieve excellence through leadership, innovation, partnerships and community engagement".

- 3) Major goals 1, 2, 5, 7, 8, 9, 11, 13, and 15 in Section 2.3 on pages 4, 5, and 6 are amended as follows:

1. Maintain the quality of life, safety and ~~stability~~ **sustainability** of the community.
2. Promote a compact and staged development pattern to maintain the distinct urban/rural physical separation **using leading edge, city-wide urban design policies** and to avoid sprawl and premature development.
5. Provide for urban growth in a manner that ensures the efficient use of public expenditures without excessive financial strain upon the City **and the Province over the long term.**
7. Implement an economic development strategy that encourages steady, diversified and balanced economic growth while maintaining a ~~favourable~~ **balanced tax assessment base ratio** and a wide range of employment opportunities.
8. Promote opportunities for **local** employment in the emerging high-tech "knowledge based" sectors including environmental management and technology, and agri-food technology.
9. Develop a safe, efficient ~~and, convenient~~ **and sustainable** transportation system that provides for all modes of travel **to, from and within the community** and supports the land use patterns of the City.
11. Respect and encourage the protection and enhancement of the natural environment, other distinctive features of the landscape and the associated ~~ecological functions~~ to support a healthy and diverse ecosystem ~~both within and beyond the City limits~~ **biodiverse City. The full extent of these features, ecological functions and sustaining systems will be considered.**

13. Enhance the visual qualities of the City and protect the ***cultural heritage resources*** and unique character of the urban environment.
  15. Maintain and strengthen the role of the Central Business District (Downtown) as a major focal area for investment, employment and residential uses. The Central Business District (Downtown) will be a vibrant multiple function district, **destination of national interest** and community focus of the City for commercial, recreational, **residential**, entertainment, institutional, cultural and public service uses.
- 4) New major goal 24 is added to Section 2.3 on page 6 as follows:
- 24. Avoid development and land use patterns which may cause environmental or public health and safety concerns.**
- 5) The sixth paragraph of the Community Form Statement in Section 3.2 on page 7 is amended as follows:
- The City will provide a wide range of living accommodation for both owners and renters, ~~including the special needs of the physically challenged, senior citizen and low income households~~ **regardless of ability or socioeconomic status.**
- 6) General development objective h) in Section 3.2 on page 8 is amended as follows:
- h) To ~~present the Municipality's general requirements~~ **set out the City's general requirements and policies** respecting a barrier free environment ~~for and the provision of services and facilities that are accessible to~~ all of its inhabitants.
- 7) The following new policy 3.3.2 e) is added in Section 3.3 on page 10 as follows:
- e) **Planning public streets, spaces and facilities to be safe, physically accessible, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling.**
- 8) Cultural Heritage Objectives b) and c) in Section 3.5 on page 11 are amended as follows:
- b) To ~~encourage the identification, list restoration, protection, maintenance and enhancement of~~ **designate the City's cultural heritage resources, where appropriate, in accordance with the Ontario Heritage Act.**
- c) To encourage the ~~preservation restoration, protection, maintenance of and re-use of historic and architecturally significant buildings and landmarks throughout the~~ **City's cultural heritage resources.**
- 9) General policies 3.5.2, 3.5.3.1, 3.5.3.2, 3.5.3.3, 3.5.3.4, 3.5.4, 3.5.4.1, 3.5.4.2, and 3.5.4.3 on pages 11 and 12 are amended as follows:
- 3.5.2 This Plan promotes the design of *development* proposals in a manner, which ~~preserves~~ **conserves** and enhances the context in which *cultural heritage resources* are situated.

- 3.5.3.1 ~~*Built*~~ **Cultural** heritage resources shall be preserved ~~conserved~~ and incorporated into all *development* plans, unless the applicant demonstrates to City Council that the ~~*built cultural heritage resource*~~ does not meet the criteria for designation used by the City of Guelph ~~Local Architectural Conservation Advisory Committee~~ **Municipal Heritage Committee LACAG(Heritage Guelph)** in assessing designations under the Ontario Heritage Act. Consultation with ~~Heritage Guelph~~ **the City of Guelph LACAG** is encouraged.
- 3.5.3.2 Consideration shall be given to the integration of ~~*built*~~**cultural** 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~~ **conserve** existing landscape features to the greatest extent possible.
- 3.5.3.3 The City may require, as a condition of approval of a *development* proposal within which a ~~*built-cultural 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.
- 3.5.3.4 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~~ **conserve** and/or permit to be designated, as the City sees fit, the ~~*built-cultural heritage resource*~~ through other legal instruments as may be noted in the Official Plan.
- 3.5.4 For the purposes of heritage conservation, Council will continue to appoint and support a ~~"Local Architectural Conservation Advisory Committee"~~ **"Municipal Heritage Committee"** pursuant to the Ontario Heritage Act, hereafter referred to as ~~LACAG~~ **Heritage Guelph**, pursuant to the Ontario Heritage Act.
- 3.5.4.1 The City will consult ~~LACAG~~ **Heritage Guelph** on all matters associated with the identification, conservation, restoration, protection, maintenance and enhancement of heritage areas and properties.
- 3.5.4.2 The City, through the ~~LACAG~~ **Heritage Guelph**, will identify and **prioritize** ~~*built-cultural heritage resources*~~ within the Municipality by compiling and updating an inventory and using it as a reference in planning and heritage conservation matters.

- 3.5.4.3 4. The City will promote good communication between **LACAG Heritage Guelph** and civic departments, local heritage groups, and other government agencies with similar interests.
- 10) New general policies 3.5.4.3 and 3.5.7 are added to Section 3.5 on page 12 as follows:
- 3.5.4.3 Council, in consultation with Heritage Guelph, may include non-designated *cultural heritage resources* on the municipal heritage register.
- 3.5.7 The City may use a range of creative implementation tools to achieve its goals with respect to *cultural heritage resources*. This may include the approval of plans or drawings, through the site plan review process, showing matters relating to the exterior design, including without limitation the character, scale, appearance and design features of buildings.
1. In accordance with the Planning Act, this policy cannot be applied to residential developments containing less than 25 dwelling units.
- 11) Policy 3.5.7 relating to 'Designation of Individual Properties' on page 12 is amended as follows:
- 3.5.78 Pursuant to Part IV of the Ontario Heritage Act and in consultation with the **LACAGHeritage Guelph**, Council may by by-law, designate properties to be of **cultural heritage**~~historic, and/or architectural~~ value or interest to the Municipality.
- 12) Policies 3.5.8 and 3.5.8.1 relating to 'Designation of Heritage Conservation Districts' on page 12 are amended as follows:
- 3.5.89 Pursuant to Part V of the Ontario Heritage Act and in consultation with the **LACAGHeritage Guelph**, Council may, by by-law, define any area of the City as an area to be examined for possible designation as a heritage conservation district. Prior to the designation of a heritage conservation district, the City will undertake a study for the area to determine the feasibility of the designation, the delineation of the district's boundaries, an evaluation of the area's ~~historic and architectural character~~ **cultural heritage value or interest, policy and/or** development control measures that will *conserve* the heritage character of the area and any other matters deemed necessary.
- 3.5.89.1 Pursuant to the Ontario Heritage Act, and in consultation with the **LACAGHeritage Guelph**, Council may, by by-law, designate any area within the Municipality, as a heritage conservation district.
- 13) Policies 3.5.10.2 a) and d) relating to 'Archaeological Resources' on page 13 are amended as follows:
- a) The need for the *development* proponent to abide by the terms and conditions of the Ontario Ministry of ~~Tourism, Culture and Recreation~~

(OMTCR) "Contingency Plan for the Preservation of *Archaeological Resources* in Urgent Situations";

- d) **In conjunction with the City's Site Alteration By-law**, No demolition, grading or other soil disturbances shall take place **on lands containing archaeological resources or areas of archaeological potential** until the City and the ~~Ontario Ministry of Tourism, Culture and Recreation (OMTCR)~~ **Province** are satisfied that ~~the all archaeological resources concerns have met licensing and resource conservation requirements have been~~ **conserved by removal and documentation or by preservation on-site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintains the integrity of the site may be permitted.**

- 14) Policies 3.5.11 a), b) and c) with respect to 'Other Conservation Measures' pages 13 and 14 are amended as follows:

3.5.1112 ~~Where The City may require, as a condition of approval for the demolition of all or a portion of a~~ **built cultural heritage resource is proposed, the City in consultation with Heritage Guelph may request that the applicant** complete the following:

- a) Demonstrate to City Council, **in consultation with Heritage Guelph**, that the ~~built cultural heritage resource~~ does not meet the criteria for designation ~~used by the City in assessing designations under the Ontario Heritage Act. Submissions by proponents will be reviewed by the City of Guelph LACAC. Consultation with the City of Guelph LACAC is encouraged.~~
- b) Where demolition approval is granted, and upon request, provide full documentation of the ~~built cultural heritage resource~~ for archival purposes, consisting of a history, photographic record and measured drawings, all in a format acceptable to the City, ~~in consultation with the Guelph LACAC, prior to the issuance of the demolition permit.~~
- ed) Provide and deliver all or any part of the demolished ~~built cultural heritage resource~~ that the City, in consultation with the ~~Heritage Guelph LACAC~~, considers appropriate for re-use, archival, display, or commemorative purposes, to the City, at no cost. The City may use or dispose of these artifacts, as it deems appropriate.

- 1 Policies 3.5.12 and 3.5.12.1 with respect to 'Other Conservation Measures' on pages 14 and 15 are amended as follows:

3.5.1213 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 cultural heritage resource** that the proponent prepare a **built cultural heritage resource impact assessment** or a **scoped built cultural heritage resource impact assessment**.

3.5.1213.1 A ~~built~~ **cultural** heritage resource impact assessment shall be carried out as follows:

- a) By professionals qualified in the field of ~~built~~-**cultural** heritage resources and according to the City's "Built Heritage Resource Impact Assessment Guidelines", and acceptable to the City in consultation with the ~~LACAC~~**Heritage Guelph**.
- b) The ~~built~~-**cultural** heritage resource impact assessment shall address:
  - i. A description of the proposed undertaking, including a location map showing proposed buildings, existing land uses and buildings, and existing cultural landscape features and context;
  - ii. A description of all ~~built~~-**cultural** heritage resources and features that might directly or indirectly be affected by the proposal;
  - iii. A description of the impacts that might reasonably be caused to the ~~built~~ **cultural** heritage resources;
  - v. A description of the actions necessary to prevent, change, mitigate or remedy any expected impacts upon ~~built~~ **cultural** heritage resources; and
  - vi. Any other information required by the **Province** or the City, in consultation with the ~~LACAC~~**Heritage Guelph**, and the ~~Ministry of Tourism, Culture and Recreation (OMTCR)~~ **Province** that is deemed necessary to evaluate the proposal in relation to the particular ~~built~~ **cultural** heritage resource under investigation.
- c) The ~~built~~ **cultural** heritage resource impact assessment report should contain:
  - iii A detailed description of the ~~built~~ **cultural** heritage resource affected, directly or indirectly, by the proposal, including a statement of the significance of the ~~built~~ **cultural** heritage resource;
  - iv. A technical assessment of the effects of the proposal on the ~~built~~ **cultural** heritage resource;
  - v. A description of the actions necessary to remedy or mitigate the effects on the ~~built~~ **cultural** heritage resource created by the proposal, and the alternative methods of protecting, enhancing, integrating or commemorating the ~~built~~-**cultural** heritage resource affected;

16) Policy 3.5.12.2 with respect to 'Other Conservation Measures' on page 15 is amended as follows:



3.5.1213.2 A *scoped built cultural heritage resource impact assessment* may be prepared in place of a *built cultural heritage resource impact assessment* in instances where the proponent can indicate prior to *development*, to the satisfaction of the City, that a particular proposal can proceed without adverse impact on any *built cultural heritage resources*.

A *scoped built cultural heritage resource impact assessment* shall be carried out as follows:

- a) By professionals qualified in the field of *built heritage resources* and according to the City's "Built Heritage Resource Impact Assessment Guidelines", and acceptable to the City and the **LACACHeritage Guelph**.
- b) The *scoped built cultural heritage resource impact assessment* shall address and the *scoped built-cultural heritage resource impact assessment* report should contain items and requirements as agreed upon between the proponent and the City after prior consultation with the **LACACHeritage Guelph**.

17) New policy 3.5.13.3 with respect to 'Other Conservation Measures' is added to Section 3.5 on page 15 amended as follows:

3.5.13.3 A full or *scoped cultural heritage resource impact assessment* may be required where development or site alteration is proposed on *adjacent lands to a protected heritage property*.

18) Policies 3.5.13 and 3.5.14 with respect to 'Other Conservation Measures' on page 15 are amended as follows:

3.5.1314 The City will rely upon the ~~Local Architectural Conservation Advisory Committee~~**Heritage Guelph** to assist in the review of *built cultural heritage resource impact assessments* and/or *scoped built cultural heritage resource impact assessments*. The conservation and /or designation of any *built cultural heritage resource* identified through the assessment may be a condition of a *development* approval from the City.

3.5.1415 The City will encourage measures to ~~preserve~~**conserve** mature trees of scenic value, and any other *cultural heritage landscape resources* of heritage significance. Existing trees, tree and hedge lines should be an essential consideration in the design of any *development* proposal. The City will consider measures to ~~preserve~~**conserve** mature, desirable trees along streets and roads and other *cultural heritage resources*, except in circumstances where removal is necessary because of disease, damage, or to ensure public health and safety.

19) Objectives c) and I) in Section 3.6 on page 18 are amended as follows:

- c) To practice environmentally sustainable urban development by adhering to **leading edge** urban design principles that respect the natural features, reinforce natural processes and conserve natural resources.
  - l) To design space that is accessible to all, regardless of ~~personal limitations~~ **ability or socioeconomic status**.
- 20) New policy 3.6.18.8 with respect to the character of development adjacent to rivers and public open spaces is added on page 22 as follows:
- 3.6.18.8 The City shall, wherever possible, provide opportunities for safe public access to rivers and natural areas.**
- 21) Policy 3.6.22 with respect to 'Other Considerations' on page 23 is amended as follows:
- 3.6.22 The creation of spaces that ~~is~~**are** 'universally accessible to all' should be strived for in the design, **construction, and operation** of public works **projects** and *development* proposals. The provisions of subsection 3.7, Barrier Free Development, will assist in this regard.
- 22) New objective a) with respect to the barrier free environment is added to Section 3.7 on page 34 as follows:
- a) **To ensure Guelph is a well-designed community that is safe, convenient and comfortable.**
- 23) Objectives b) and c) with respect to 'Barrier Free Environment' in Section 3.7 on page 34 are amended as follows:
- b) To encourage the provision of cultural, recreational and educational services and facilities in order to ensure accessibility by all age groups, ~~including persons with disabilities, and socially or economically disadvantaged persons~~ **regardless of ability or socioeconomic status.**
  - c) To encourage the development of a barrier-free environment that facilitates universal access for persons with disabilities (physical, visual, hearing, mobility, learning, mental, communication or intellectual) and persons with ~~situational impairments (pregnant)~~ **limited mobility.**
- 24) General policy 3.7.1 in Section 3.7 on pages 34 is amended as follows:
- 3.7.1 ~~The City will take a leadership role in encouraging accessibility in terms of access and integration, equity, communications, recreation, transportation, housing and education.~~ **of Guelph as an employer and provider of services is committed to barrier free access and thus will:**

25) New general policies 3.7.1.1, 3.7.1.2, 3.7.1.3, and 3.7.1.4 are added to Section 3.7 on page 34 as follows:

- 3.7.1.1 Take a leadership role in achieving and setting an example to the business, institutional and volunteer sectors in terms of access and integration, employment equity, communications, recreation, transportation, housing and education;
- 3.7.1.2 Establish processes that identify barriers and gaps in existing services and facilities;
- 3.7.1.3 Continuously improve the level of accessibility of existing municipal services and facilities; and
- 3.7.1.4 Actively encourage input from all segments of the community in the design, construction and operation of new and renovated municipal services and facilities.

26) New general policy 3.7.2 is added to Section 3.7 on page 34 as follows:

- 3.7.2 The City will, in consultation with the Accessibility Advisory Committee and people with disabilities, prepare an annual accessibility plan.

27) General Policies 3.7.2 and 3.7.2.1 on page 34 are amended as follows:

- 3.7.23 ~~The City will prepare and implement "Accessibility Guidelines" to promote universal access to and for all forms of development in the community~~ **implement the standards of the Facility Accessibility Design Manual (2005) in the design, constructed and renovation of all *public service facilities*.**
- 3.7.23.1 ~~The City will encourage the application of the Facility Accessibility Design Manual for all development within the city that is accessible to the public "Accessibility Guidelines" will be prepared in consideration of the full range of abilities of persons of all ages. These Guidelines will be prepared for the interior design and layout of buildings, site development works as well as municipal infrastructure, i.e. sidewalks, curb ramps, trails, playgrounds, etc.~~

28) New general policy 3.7.7 is added to Section 3.7 on page 35 as follows:

- 3.7.7 The City will require that all proposed construction within existing buildings comply with requirements for Barrier Free Design specified in the Ontario Building Code and amendments made thereto.

29) General policy 3.7.6 on page 35 is amended as follows:

- 3.7.68 The City will design and provide municipal infrastructure and set *development* standards that ~~will~~ promote the provision of a universally accessible environment.

- 30) New policy 3.8.10.6 with respect to 'Transportation' in Section 3.8 is added on page 38 as follows:

**3.8.10.6 New development and redevelopment shall plan for the efficient movement of people including, wherever possible, the connection of main trails to destinations and other modes of transportation (e.g. transit).**

- 31) New general policies 4.1.5, 4.1.6, and 4.1.7 are added to Section 4.1 on page 42 as follows:

**4.1.5 The City will ensure that *infrastructure* and *public service facilities* are strategically located to support the effective and efficient delivery of emergency management services.**

- 1. Where feasible, *public service facilities* should be co-located to promote cost effectiveness and facilitate service integration.**

**4.1.6 The City will ensure that *sewage and water services* are financially viable and comply with regulatory requirements.**

**4.1.7 The City will not allow any development on *partial services*.**

- 32) Policy 4.3.6 g) with respect to 'Water Resource Protection and Conservation' on page 52 is amended as follows:

- g) Require that contaminated properties be restored to the appropriate condition in compliance with Ministry of the Environment Guidelines and City requirements, where appropriate;**

- 33) New policies 4.3.9 and 4.3.10 with respect to 'Storm Water Management' are added to Section 4.3 on page 53 as follows:

**4.3.9 Storm water management practices will minimize storm water volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.**

**4.3.10 The City recognizes that climate change may contribute to changes in storm water design parameters.**

- 34) Objective a) with respect to 'Community Improvement and Renewal' on page 57 is amended as follows:

- a) To maintain the quality, safety, *accessibility* and stability of the community.**

- 35) General Policies 4.7.2.1 and 4.7.3 with respect to 'Community Improvement and Renewal' on page 58 are amended as follows:

**~~4.7.2-43~~ The City has completed the following Community Improvement Plans to guide and facilitate identified improvements:**

- a) St. Patrick's Ward Community Reinvestment Strategy as adopted by Council (Area 2 on Schedule 5);
- b) Old University and Centennial Neighbourhoods, which was received by Council and should be applied to the evaluation of development proposals and used to identify potential capital projects within the Community Plan boundaries (Area 5 on Schedule 5); and
- c) Brownfield Redevelopment Community Improvement Plan, which applies to all the lands within the City of Guelph. For clarification, all programs contained within the Brownfield Community Improvement Plan also apply to the entire City.

4.7.34 The City will consider the designation of community improvement areas within the older, established areas of Guelph as outlined on Schedule 5. At this time, priority areas for community improvement include:

- a) The Central Business District (Downtown) – Area 1;
- b) York Road Area (East of Victoria Road) - (Area 3);
- c) The Junction Lands Area – Area 4;
- d) ~~Old University and Centennial Neighbourhoods (Area 5)~~

~~In addition to the above defined areas, City Council has adopted a Brownfield Redevelopment Community Improvement Plan that applies to all lands identified as a Community Improvement Area on Schedule 5.~~

36) Policy 4.7.6 f) with respect to 'implementation' on page 60 is amended as follows:

- f) Continuing to support the Downtown Board of Management **Guelph Business Association** (the Business Improvement Area administration pursuant to the Municipal Act) in its efforts to maintain a strong and viable downtown;

37) General policy 5.2.6 on page 63 is amended as follows:

5.2.6 Council shall maintain its "~~Peacetime-Emergency~~ **Response Plan**" to ensure a prompt response and the co-ordination of all required services in the event of a flood emergency.

38) New policy 5.3.5 b) is added to Section 5.3 on page 64 as follows:

- b) **Vehicles and people have a way of safely entering and exiting the areas during times of flooding, erosion and other emergencies;**

39) General policies 5.6.2 and 5.6.4 in Section 5.6 on page 68 are amended as follows:

5.6.2 ~~City will require a development~~ **Development on, abutting, or on adjacent lands to a property suspected as having some form of contamination may be permitted where the proponent has to provide documentation that a rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed** ~~property, suspected as having some form of contamination, is clean or has been cleaned up~~. This documentation is to be provided prior to any planning approval being given to ~~develop~~ a suspected contaminated property. Where documentation is not available, the City will request the proponent to undertake an analysis to determine the possible nature and extent of any contamination in accordance with the City and Ministry of the Environment requirements. The proponent will be required to submit a record of site conditions and other applicable documentation **to the appropriate approval authority**.

5.6.4 It is the intent of the City that all contaminated properties be *cleaned-up* to a level that protects human health by meeting soil and water quality criteria set out by the Ministry of the Environment in the publication "~~Guidelines For Use At Contaminated Sites In Ontario~~" (as revised from time to time); a record of site conditions will also be required.

40) New general policy 5.6.5 is added in Section 5.6 on page 68 as follows:

**5.6.5 Where it is not feasible or economically possible to meet the generic site condition standards issued by the Ministry of the Environment, or on the basis of other considerations, a site specific risk assessment approach may be used.**

41) General policy 5.6.5 in Section 5.6 on page 68 is amended as follows:

~~5.6.56 In instances where the City is deeded land for public highways, road widenings, parkland, storm water management, easements or for any other public~~ **any use, the City may will require evidence a record of site condition, as a condition of approval and prior to the transfer, to ensure that no environmental contamination has occurred on or adjacent to the subject lands.**

42) New general policy 5.6.7 is added in Section 5.6 on page 68 as follows:

**5.6.7 The City will consider proposals for a phased *clean up* in conjunction with phased *development* proposals.**

43) Introductory text in Section 6.2 on page 71 is amended as follows:

Watershed/subwatershed planning systems enable a holistic examination of the natural environment across municipal boundaries and ~~man-~~ **human-made** features. The results of these systems' studies serve as an ecological basis for defining development "envelopes". In this way sustainable growth is promoted, with *natural areas* and their associated *ecological functions* being protected.

44) Objective a) in Section 6.2 on page 71 is amended as follows:

- a) To utilize a watershed/subwatershed planning systems approach for the identification, evaluation, and protection, and improvement of the natural environment.

45) General policy 6.2.2 in Section 6.2 on page 71 is amended as follows:

6.2.2 Watershed/subwatershed studies will be used:

- a) to identify surface and *ground water features*, hydraulic functions and *natural heritage features* and areas which are necessary for the ecological and hydrological integrity of the watershed; and
- b) as the basis for outlining *natural heritage feature* protection requirements for major municipal *infrastructure*; and
- c) to provide guidance for activities within the watershed with the intended purpose of maintaining and enhancing the health and quality of the *natural heritage features* and associated *ecological functions* of the watershed.

46) General policy 6.3.2 b) on page 74 is amended as follows:

- b) How municipal *infrastructure* servicing **including but not limited to trails, storm water management facilities**, and the protection of *natural heritage features* and their associated *ecological functions* have been addressed; and

47) General policy 6.5.1.1 page 76 is amended as follows:

6.5.1.1 In instances where the habitats of *endangered species* and *threatened species* are identified by study within the City, **development and site alteration** will not be permitted on the *significant* portions of these habitats.

48) General policy 6.5.1.2 on page 76 is split into new policies 6.5.1.2 and 6.1.5.3 and amended as follows:

6.5.1.2 In instances where a *development* proposal is *adjacent* to the *significant* habitat of *endangered* and/or *threatened species*, an environmental impact study is required in accordance with the provisions of subsection 6.3.

6.5.1.3 **Development and site alteration shall not be permitted on adjacent lands unless** ~~the environmental impact study shall demonstrate how that the proposal will not negatively impact~~ the *significant* habitat of the *endangered species* and *threatened species* and its associated *ecological functions*.

49) General policy 6.6.1 on page 76 is amended as follows:

6.6.1 ~~No~~**Development and site alteration will not be** is permitted within a *significant area of natural and scientific interest* (ANSI). The *feature's* protection is guided by the land use policies of subsection 7.13, Greenlands System.

50) New policy 6.6.2.1 is added on page 76 as follows:

**6.6.2.1** *Development and site alteration shall not be permitted on adjacent lands unless the environmental impact study demonstrates that the proposal will not negatively impact the natural features of the significant area of natural and scientific interest (ANSI) or its associated ecological functions.*

51) New general policies 6.7.2 and 6.7.4 are added on page 77 as follows:

**6.7.2** *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

52) General policy 6.7.2 on page 77 is amended as follows:

**6.7.23** ~~If~~ *In addition to provincial and federal requirements, development and site alteration shall not be permitted in, or on adjacent lands to fish habitat, unless then the proponent is required to complete an environmental impact study to demonstrate that the proposal will not negatively impact the habitat required for the life cycle of fish. The provisions in subsection 6.3 will give guidance to the preparation of this study. More particularly, the study will contain the following:*

- a) Identification of the fish species utilizing the area;
- b) Identification of the fish habitat feature;
- c) If required, the mitigation measures that are required to ensure no net loss of fisheries habitat to occur, due to the proposal.

**6.7.4** *Development and site alteration shall not be permitted in, or on adjacent lands unless the environmental impact study demonstrates that the proposal will not negatively impact the natural features of the fish habitat or its associated ecological functions.*

53) General policy 6.8.2 on page 78 is amended as follows:

**6.8.2** ~~The City will give consideration to~~ *developing a comprehensive ecological definition of woodland significance in the Municipality by conducting an assessment study of wooded areas within Guelph.*

54) Policies 6.8.4 and 6.8.4.2 with respect to 'significant woodlands' on page 79 are amended as follows:

**6.8.4** ~~Development and site alteration shall not be permitted proposals within or on adjacent lands to a significant woodlands should not negatively impact the feature or their and its associated ecological functions.~~

**6.8.4.2** ~~In instances where a development proposal is within or adjacent to a significant woodland,~~ *the City will require that an environmental impact study be*



undertaken. Subsection 6.3 outlines the general requirements for this type of study; more particularly, the study shall:

55) New policy 6.8.3 with respect to 'Significant Woodlands' is added on page 79 as follows:

**6.8.4.3 Development and site alteration shall not be permitted on adjacent lands unless the environmental impact study demonstrates that the proposal will not negatively impact the natural features of the significant woodlands or its associated ecological functions.**

56) Policy 6.9.3 with respect to 'significant environmental corridors and ecological linkages' on page 80 is amended as follows:

**6.9.3 Significant environmental corridors and ecological linkages** are included within the Greenlands System on Schedule 1 of this Plan and are further delineated as **other** natural heritage features on Schedule 2.

57) Policy 6.9.4 with respect to 'significant environmental corridors and ecological linkages' on page 80 is amended as follows:

**6.9.4** In instances where a *development* proposal is within or is on *adjacent lands* to an **significant environmental corridor or ecological linkage**, an environmental impact study will be required. Policy 6.3 outlines the general requirements of this study; more particularly, the study shall:

a) Accurately identify and recognize the *environmental corridor and/or ecological linkage* including its vegetative, wildlife and/or landscape functions;

58) New policy 6.9.5.1 with respect 'Significant Environmental Corridors and Ecological Linkages' is added to page 81 as follows:

**6.9.4.1 Development and site alteration shall not be permitted within or on adjacent lands unless the environmental impact study demonstrates that the proposal will not negatively impact the natural features of the significant environmental corridor and/or ecological linkage or their associated ecological functions.**

59) New policy 6.10.5.1 with respect to 'Wildlife Habitat' is added to Section 6.10 on page 82 as follows:

**6.10.5.1 Development and site alteration shall not be permitted within or on adjacent lands unless the environmental impact study demonstrates that the proposal will not negatively impact the natural features of the significant wildlife habitat area or its associated ecological functions.**

60) New policy 7.1.6 is added to Section 7.1 on page 84 as follows:

7.1.6 The City will plan for and protect corridors and rights-of-way for transportation, transit, bicycle, pedestrian and *infrastructure* facilities to meet current and projected needs.

61) New sub heading is added to Section 7.1 on page 84 (immediately following new policy 7.1.6) as follows:

#### **Conversion of Employment Lands**

62) New policies 7.1.7 a) through e) with respect to 'Conversion of Employment Lands' are added to Section 7.1 on page 84 as follows:

7.1.7 Council may permit the *conversion* of lands within *employment areas* to non-employment uses through a *comprehensive review*, only where it has been demonstrated, to the satisfaction of Council, that:

- a) the land is not required for employment purposes over the long term;
- b) there is a need for the *conversion*;
- c) there is existing or planned infrastructure to accommodate the proposed *conversion*;
- d) the *conversion* will not adversely affect the overall viability of the *employment area*; and
- e) the potential impacts of the conversion have been considered on regional scale.

63) New objective o) is added to Section 7.2 on page 85 as follows:

- o) To support the City's strategic objective of having the highest ratio of any southern Ontario city of people who live and work in the same community.

64) Policy 7.4.43.3 with respect to 'Pedestrian Movement and Comfort' in Section 7.4 on page 112 is amended as follows:

7.4.43.3 Pedestrian systems and buildings shall be designed to provide barrier-free accessibility and pedestrian movement systems shall be sufficiently wide enough to be functional and provide comfortable pedestrian movement. **Wherever possible, the standards of the Facility Accessibility Design Manual (2005) should be used.**

65) Objective g) in Section 7.12 on page 131 is amended as follows:

- a) To develop a walking and cycling trail system within the open space system that is accessible to the public utilizing paths, trails, streets and other public open spaces **cohesive city wide trail system that will connect people and places through a network that is off-road wherever possible and supported by on-**

road links where necessary that is consistent with the Guelph Trail Master Plan (2005).

66) New general policy 7.12.5 is added to Section 7.12 on page 132 as follows:

**7.12.5 Open Spaces will be designed and constructed consistent with the Facility Accessibility Design Manual (2005). Where it is not possible to achieve consistency with the Facility Accessibility Design Manual (2005), the City will consult with the Municipal Accessibility Advisory Committee.**

67) Policy 7.12.5.4 with respect to the 'Linked Open Space Concept' on page 132 is amended as follows:

~~7.12.56.4 The City will consider the preparation of a trail study to explore trail routes based on the Guelph Trail Master Plan (2005) will serve as the basis for the development of a city wide trail network. "Linked Open Space Concept". As a component of this study, processes to negotiate public access across private land holdings within the "Concept" will be examined.~~

68) New policy 7.12.6.5 with respect to the 'Linked Open Space Concept' is added to Section 7.12 on page 132 as follows:

**7.12.6.5 Trail development should be restricted to public lands; private lands will not be considered until a mutually agreeable arrangement between the City and the land owner has been prepared.**

69) Policy 7.12.6 e) with respect to the 'Linked Open Space Concept' on page 133 is amended as follows:

~~e) Developing a trail system suitable for both bicycles and pedestrians, and connecting this system into the City's bicycle network and regional trail network~~  
**Protecting and developing the trail network as illustrated on Schedule 9 D, which includes off and on-road routes. Efforts will be made to improve and expand on this network, add missing links and overcome physical barriers. Amendments to the network plan will not be required for route revisions provided that the continuity of the network can be maintained;**

70) Policy 7.12.9 with respect to the 'Linked Open Space Concept' on page 134 is amended as follows:

~~7.12.910 The City will support the development of a~~  
**7.12.910 The City will support the development of the bicycle network and trail network, including the trails as indicated illustrated on Schedules 9C and 9D of this Plan. In addition, linear pathways for pedestrians and cyclists in a linked open space system will also be encouraged. The placement and method of construction for trail development within *natural heritage features* will be undertaken in accordance with the Guelph Trail Master Plan (2005) and shall take into consideration the site-specific ecology of the sensitive area.**

71) Policy 7.12.16 d) with respect to the 'Parkland Dedication' on page 138 is amended as follows:

- d) The City may require a parkland dedication at a rate of up to 2 per cent of the land included in non-residential *development* proposals where the parkland is required to meet the open space objectives of this Plan, ~~or the Recreation, Parks and Culture Strategic Plan, or the~~ Guelph Trail Master Plan (2005).

72) Policy 7.12.19 a) with respect to the 'Parkland Dedication' on page 138 is amended as follows:

- a) That the site satisfies the development criteria of policies 7.12.142.1, 7.12.123.2 and 7.12.134.1, where appropriate;

73) New sub heading is added to Section 7.12 on page 140 (immediately following existing policy 7.12.27) as follows:

#### **Guelph Trail Master Plan**

74) New policies 7.12.29, 7.12.30, 7.12.31, and 7.12.32 with respect to the 'Guelph Trail Master Plan' are added to Section 7.12 on page 141 as follows:

**7.12.29** The planning and development of a cohesive city wide trail system will be accomplished through the implementation of the Guelph Trail Master Plan (2005).

**7.12.30** The goal of the Guelph Trail Master Plan (2005) is to develop a cohesive city wide trail system that will connect people and places through a network that is off-road wherever possible and supported by on-road links wherever possible.

**7.12.31** All new development/redevelopment (greenfield and brownfield/infill) and road reconstruction proposals should be consistent with the recommendations outlined in the Guelph Trail Master Plan (2005) beginning at the preliminary design stage and continuing through to the completion of construction.

**7.12.32** The Guelph Trail Master Plan (2005) should be reviewed, evaluated and updated where necessary, at least once every five years.

75) The introductory text in the third paragraph of Section 8.1 on page 158 is amended as follows:

The recommendations of the ~~City of Guelph and Area Transportation Study~~ Strategy Update (February 1994) ~~and the Guelph-Wellington Transportation Study (2005)~~, serves as a basis for outlining the future transportation system for the City. The Plan includes several Schedules respecting the road network for the City. Schedule 9A outlines the "Existing Road Network"; Schedule 9B outlines the "Recommended Road Plan"; and

Schedule 9C outlines the "Bicycle Network Plan"; and Schedule 9D outlines the "Proposed Trail Network".

76) Objectives a), c), e), f), g), h), i), j), and k) in Section 8.2 on page 158 and 159 are amended as follows:

- a) To derive a transportation system, involving all forms of transport modes, to move people and goods in an environmentally efficient and effective manner and **promote economical activity in Guelph while minimizing the impacts on the social and natural environments.**
- c) **To encourage walking and cycling as alternative modes of transportation, support them as recreational activities, and make it more safe and convenient to do so all year round** ~~To implement programs to facilitate and encourage greater and safer use of the bicycle as a mode of transport.~~
- e) To encourage the use and expansion of the public transit system ~~to all parts of the by~~ **providing a reasonable level of mobility for all persons throughout the City.**
- f) To work towards achieving a transit "*modal split*" of at least 10 per cent of the average daily City trips ~~which represents more than a doubling of the existing transit ridership in the community.~~
- g) To develop **maintain and update** an appropriate hierarchy of roads to ensure the desired movement of ~~residential, commercial, industrial and institutional traffic~~ **people and goods** within and through the City ~~and non-residential use.~~
- h) To outline a proposed road network that will be subject to environmental review ~~assessment~~ processes, either through the City's ~~development~~ planning approval process and/or through the Environmental Assessment Act **in accordance with the provincially approved Class Environmental Assessment Process for municipal roads.**
- i) To work in co-operation with the Provincial Ministry of Transportation and other local governments, to create a road network that can accommodate current and anticipated **vehicular and truck** traffic movement volumes.
- j) **To minimize land use and roadway level conflicts with rail operations** ~~work towards minimizing road/rail conflicts by relocating minor or underutilized railway lines and removal of at-grade railroad crossings where feasible.~~
- k) To encourage the maintenance of adequate **inter-city** passenger and freight rail services.

77) New objective l) is added to Section 8.2 on page 159 as follows:

- l) **To identify and use opportunities for rail transportation of goods and people as an alternative to motorized, roadway and highway based inter-city surface transportation.**

- 78) New subheading is added to Section 8.2 (immediately following the existing subheading 'General Policies' on page 159 as follows:

**Transportation Demand Management**

- 79) New text is added under the new sub heading 'Transportation Demand Management' in Section 8.2 on page 159 as follows:

**Transportation Demand Management (TDM) is a key component of the City's transportation planning. The main goal of TDM is to reduce private automobile use and encourage the use of alternative modes of transportation.**

- 80) New policy 8.2.1 with respect to 'Transportation Demand Management' in Section 8.2 on page 159 is added as follows:

**8.2.1 The City will encourage proposals that would encourage ridesharing, which may include park and ride facilities, high occupancy vehicle (HOV) lanes, and parking supply management.**

- 81) New text is added under the heading 'Pedestrian Movement and Bicycles' in Section 8.2 on page 159 as follows:

**As a mode of transportation, walking and cycling provides the personal benefits of fitness and recreation, is environmentally friendly, contributes to the social health of neighbourhoods, and is readily available to many members of the community. Cycling, which can be comfortably used over longer distances than walking should be encouraged as an alternative mode of transportation to reduce energy consumption, and air/noise pollution associated with motor vehicles.**

- 82) New policy 8.2.2 with respect to 'Pedestrian Movement and Bicycles' is added to Section 8.2 on page 159 as follows:

**8.2.2 The City will ensure that public streets, spaces and facilities are planned to meet the needs of pedestrians and facilitate pedestrian and non-motorized movement.**

- 83) Policies 8.2.1 and 8.2.1 d), i) and j) with respect to 'Pedestrian Movement and Bicycles' in Section 8.2 on page 159 are amended as follows:

**8.2.13 The City supports the creation of ~~programs and facilities that will encourage walking and greater use of bicycles~~ pedestrian and bicycle movement systems that are convenient, safe and pleasant, serve both utilitarian and recreational purposes, and provide access throughout the City, including residential neighbourhoods, activity centres, and *employment areas*. To promote these transport modes, the City will:**

- d) ~~Consider~~**Support** methods to integrate safe and convenient bike and pedestrian ways into the designs of new road projects in the City. Special consideration will be given to matters such as shade trees, street furniture, lighting, street crossings and other traffic controls;
- h) i) Utilize road design and maintenance standards which can reduce the risk of accidents and injuries to cyclists; ~~and~~
- j) Provide for unobstructed pedestrian movement using ramped sidewalk facilities, **crossings at reasonable intervals across major barriers such as rivers and railway lines, and priority crossing at high activity signalized intersections**, wherever possible-;

84) New policies 8.2.13 h), k), and l) with respect to 'Pedestrian Movement and Bicycles' are added to Section 8.2 on page 159 as follows:

- h) **Encourage the co-ordination of the bicycle network and public transit routes, and provision of bike-park-ride facilities to promote bus-bike integration;**
- k) **Implement the trail network illustrated on Schedule 9D utilizing the recommended hierarchy and design details described in the Guelph Trail Master Plan; and**
- l) **Provide sidewalks and/or boulevard trails to accommodate pedestrians and other trail users on streets with proposed on-road route links within existing developed areas and new development areas.**

85) Policy 8.2.2 with respect to 'pedestrian movement and bicycles' on page 160 is amended as follows:

8.2.24 The "Bicycle Network ~~Plan~~", and **"Trail Network"**, as illustrated on Schedules 9C ~~and 9D~~, will serve as the basis for the City's development of this transport system. The **"Bicycle Network-Plan" and "Trail Network"** incorporates off-road, on-road dedicated and on-road non-dedicated bicycle ~~and pedestrian~~ travel facilities as well as other network improvements.

- a) In addition to the bike network facilities specifically noted on Schedules 9C ~~and 9D~~, the City will give further consideration to the ~~incorporation of bicycle network improvements~~ **improvement and expansion of these networks, add missing links and overcome physical barriers** in instances where the City is undertaking public *infrastructure* works or private sector *development* proposals are being considered.

86) Policy 8.2.4 with respect to 'Pedestrian and Cycling Linkages in the Victoria Road North Secondary Plan Area' is deleted.

87) New text is added under the heading 'Public Transit' in Section 8.2 on page 160 as follows:

**As an alternative transportation mode, transit will continue to play an increasingly important and effective function in Guelph's transportation system. Public transportation should be an attractive and convenient means of travel and effective alternative to the automobile for travel within the City.**

88) Policy 8.2.8 f) with respect to 'public transit' on page 161 is amended as follows:

- f) **Facilitating the use of public transit for persons with physical disabilities by: providing special equipment and services where warranted designing stops, and shelters, and terminals for easy access, or and any other such action, which facilitates improved access to transit services.**

89) Policies 8.2.10 and 8.2.11 with respect to 'Public Transit in the South Guelph Secondary Plan Area and Victoria Road North Secondary Plan Areas' on page 162 is deleted.

90) New text is added under the sub heading 'Roads' in Section 8.2 on page 162 as follows:

**Road rights-of-way should accommodate and ensure the safety of all modes of transportation. Priority will be given to the maintenance and improvement of roadways, including sidewalks, and the efficient function of arterial roads to facilitate transit and keep vehicular traffic away from residential areas.**

91) General roads policies 8.2.12, 8.2.23, and 8.2.14 on page 162 are amended as follows:

8.2.12~~1~~The main elements of the road system are set out on Schedule 9A, "Existing Road Network" and Schedule 9B "~~Recommended~~ **Proposed Road Network Plan for Further Study and Environmental Assessment**". The following policies should be read in conjunction with these Schedules.

8.2.13~~2~~This Plan recognizes that to promote a "livable City", all of the various modes of transportation including transit, **ridesharing**, bicycle and pedestrian movement should be encouraged. ~~However, this Plan also recognizes that the automobile will continue to represent the primary mode in meeting the travel needs of residents and business within the City~~ **A multimodal approach will be used in planning and implementing transportation improvements and in encouraging the increased use of alternative modes of travel.**

8.2.14~~3~~The City of Guelph recognizes ~~that traffic growth from the City will have a significant effect on the County road system, and the City and the County must work together to ensure a safe and efficient transportation system will work with the County of Wellington, Ministry of Transportation and the Federal Government to integrate the transportation infrastructure planning an implementation undertaken by different jurisdictions.~~

92) General roads policies 8.2.15 and 8.2.16 on page 162 are deleted.



93) Policy 8.2.14.2 e) with respect to 'Arterials' in Section 8.2 on page 163 is amended as follows:

- e) The desirable *right-of-way* width shall range from 26 metres to ~~36~~ **30 metres with additional widths as required at intersections.**

94) Policy 8.2.14.3 e) with respect to 'Collectors' in Section 8.2 on page 163 is amended as follows:

- e) The desirable *right-of-way* width shall range from 23 metres to 26 metres **with additional widths as required at intersections.**

95) General roads policies 8.2.20, 8.2.20.1, 8.2.20.2, and 8.2.21.3 with respect to the 'Victoria Road North Secondary Plan Area' in Section 8.2 on page 164 and 165 are deleted.

96) Policy 8.2.22 with respect to the 'Road Design' in Section 8.2 on page 165 is amended as follows:

**8.2.2218** The City shall have regard for and, when necessary, will require measures to mitigate any negative impacts on ***natural heritage features, water features and cultural heritage resources***, especially the character of landscapes, streetscapes, tree lines, bridges, views and points of scenic interest and the prevailing pattern of settlement, when considering the construction of new roads and road improvements, including road re-alignment and road widening.

97) New policies 8.2.19 and 8.2.20 with respect to 'Road Design' are added to Section 8.2 on page 165 as follows:

**8.2.19** The road system in new developments will be connected to the existing road network to facilitate linkages between old and new developments, and ensure continuity of sidewalks, bicycle facilities and bus routes.

**8.2.20** The design of roads will incorporate streetscape and functional design elements such as utilities, tree plantings, landscaping, pedestrian facilities, bike lanes and routes, median strips and boulevards where appropriate.

98) Policy 8.2.26.3 with respect to the 'Road Design' in Section 8.2 on page 166 is amended as follows:

**8.2.2624.3** Road widenings in excess of the "Ultimate Widths" listed in Table 8.1 may be required at intersections listed in Table 8.2 for traffic operation and safety improvements such as sidewalks, bike lanes, daylight triangles, turn lanes, and channelization, **trail connections, and where topographic challenges exist.**

99) New policy 8.2.24.4 with respect to 'Road Design' is added to Section 8.2 on page 166 as follows:

**8.2.24.4** Where an approved Environmental Assessment identifies a right of way width that is different than the "Ultimate Widths" listed in Table 8.1, the larger width may be applied.

- 100) New policy 8.2.26 with respect to 'Road Design' is added to Section 8.2 on page 166 as follows:

**8.2.25** The design and construction of roads will incorporate the recommendations outlined in the Guelph Trail Master Plan (2005) or any successor thereto, where appropriate.

- 101) Subheading entitled 'Specific Road Facility Alternatives' in Section 8.2 (immediately following policy 8.2.26.5) on page 166 is deleted.

- 102) Policies 8.2.27, 8.2.27.1, 8.2.27.2, and 8.2.27.3 with respect to 'Specific Road Facility Alternatives' are deleted.

- 103) Road segment special policy 8.2.28 with respect to the 'Eastview Secondary Plan Area' on page 167 is deleted.

- 104) Policies 8.2.29, 8.2.29.1, and 8.2.29.2 with respect to 'Transportation and the Urban Environment' on page 168 is deleted and replaced with the following:

**8.2.26** Goods movement is a vital component of Guelph's economic and social life. Goods movement on roads will be achieved by providing for efficient movement of trucks and accessibility while minimizing community impacts.

**8.2.27** The City may restrict the location of land uses, activities and home occupations that generate truck traffic.

**8.2.28** The City will co-ordinate with the Ministry of Transportation, Ontario (MTO), Wellington County and neighbouring Municipalities to expedite improvements to Provincial, County and Regional Roadways in and around Guelph, to provide a convenient and time-saving road network for use by trucks, and to minimize external truck traffic on City roads.

**8.2.29** Goods movement in Guelph will be regulated through a truck route system and regulations pertaining to heavy trucks, which is contained in the City's Traffic By-law, as amended from time to time.

1. The purpose of the truck route system is to facilitate the efficient distribution of truck traffic among arterial roads, reduce conflicts with residential areas, and minimize impacts on existing residential development along truck routes.

- 105) New policy 8.2.32.2 with respect to 'Railways' is added to Section 8.2 on page 169 as follows:

**8.2.32.2 The City will support the role of the railway in freight transportation to reduce the need for road based goods movement in the City.**

- 106) New policy 8.2.35 with respect to 'Railways' is added to Section 8.2 on page 169 as follows:

**8.2.35 The City will promote the minimization of potential incompatibility (e.g. noise, vibration, safety and security associate with rail lines) between railways and residential land uses.**

- 107) New subheading is added to Section 8.2 on page 170 as follows:

**Airport**

- 108) New policies 8.2.36 and 8.2.37 with respect to 'Airport' area added to Section 8.2 on page 170 as follows:

**8.2.36 The City recognizes the business and recreation function of the Guelph Airport, which is located adjacent to the City's boundary.**

**8.2.37 The City will encourage the mitigation of land use conflicts with *sensitive land uses*.**

- 109) Policy 8.2.40 with respect to 'Staging' on page 112 is amended as follows:

**8.2.4043 It is the policy of the City to limit new *development* to areas where adequate transportation facilities can be provided without undue financial burden to the Municipality and the Province.**

- 110) The following intersections are deleted from Table 8.2 on page 178:

~~Elizabeth Street at Arthur Street  
Eramosa road at Stevenson Street  
Gordon Street at Stone Road, College Avenue, and Wellington Street  
Grange Road at Watson Road  
Laird Road at McWilliams Road /Phelan Drive  
Norfolk at Woolwich Street  
Speedvale Avenue at Victoria Road  
Victoria Road at Speedvale Avenue, and Grange Road  
Wellington Street at McCrae Boulevard~~

- 111) The following intersection is added to Table 8.2 on page 178:

**York Road at Ontario Street**

- 112) A new Section 9.3 entitled 'Complete Application Requirements' and new policies 9.3.1, 9.3.2, and 9.3.3 are added to Chapter 9 on page 182 as follows:

### 9.3 Complete Application Requirements

9.3.1 The City may refuse to accept any request to amend its Official Plan or Zoning By-law or application for plan of subdivision approval or an application for *consent* approval, unless it is accompanied by:

- a) The prescribed information and material as required under the Planning Act; and
- b) Information and material deemed necessary by the City for the evaluation of a particular request. The information and material deemed necessary by the City must be:
  1. Where pre-consultation is required, determined through pre-consultation with the applicant; and
  2. Consistent with the goals and policies of the Official Plan.

9.3.2 The City will, after receiving a request to amend its Official Plan or Zoning By-law or application for plan of subdivision approval or an application for *consent*, provide notice to the applicant that the application is complete or indicate what additional information and material is required in accordance with the Planning Act.

9.3.3 In addition to the requirements noted elsewhere in the Official Plan, the City may require information and material to be submitted as part of a complete application that:

- a) Identifies and assesses the environmental and *natural heritage features*, including their *ecological functions*, that may be impacted by the proposed *development* and/or change in land use and ensure that any adverse impacts are mitigated;
- b) Demonstrates how the proposed *development* and/or change in land use is consistent with the Provincial Policy Statement, meets the requirements of the Official Plan, conforms to any Provincial Plans that are in effect, and provides an integrated approach to land use planning;
- c) Demonstrates that any change in the transportation network resulting from a proposed development and/or change in land use can be accommodated by the existing transportation network or where new transportation *infrastructure* or an expansion to the existing transportation *infrastructure* is necessary, demonstrate that the improved transportation *infrastructure* will be adequate to accommodate all modes of transportation in an efficient manner with minimal impact on surrounding land uses;
- d) Demonstrates that the existing *infrastructure* is sufficient to accommodate the proposed development and/or change in land use

or where new *infrastructure* is required or an expansion of the existing infrastructure is necessary, demonstrate that the improved *infrastructure* will be adequate to accommodate the proposed development and/or change in land use as well as any anticipated users of the *infrastructure*;

- e) Demonstrate that the proposed *development* and/or change in land use is compatible with the City's existing built form, consistent with the City's built form objectives, and will have a positive impact of the public realm;
- f) Demonstrate how a proposed *development* and/or change in land use will have a positive impact on the City's *cultural heritage resources*;
- g) Identify and assess all potential nuisance or safety issues from natural and human made hazards, which may result from or affect the proposed development and/or change in land use and ensure that measures to mitigate potential nuisances are undertaken; and/or
- h) Identify short-term and long-term costs to the City for the provision of municipal infrastructure and services required to support the proposed development and/or change in land use and estimate the anticipated revenues arising from the proposed development and/or change in land use.

113) The title and number of Section 9.4 on page 182 is amended as follows:

#### 9.4-5 Official Plan Review Update

114) Policies 9.4.1 and 9.4.2 with respect to 'Official Plan Update' on page 182 are amended as follows:

9.45.1 In order to ensure the continued relevance and practicality of the Official Plan in relation to changes in demographic, economic, social and technological circumstances, the City shall ~~carry out a review of~~ **update** the goals, objectives and policies of the Official Plan every five years. Such a review shall be in accordance with the requirements of the Planning Act.

9.45.2 In order to facilitate ~~review or amendment~~ **updating** of the Official Plan, the City shall establish an ongoing monitoring program to evaluate such matters as:

115) Policy 9.8.6 with respect to 'Minor Variances' on page 188 is amended as follows:

~~9.89.6~~ When considering an application for a minor variance to the use and/or regulation provisions of the City's *Zoning By-law*, the *Committee of Adjustment* shall ~~give consideration to act in accordance with~~ the provisions of the Planning

Act. In addition, the Committee will consider the following matters in its decision deliberations:

- 116) New policy 9.9.8 with respect to 'Minor variances' is added to Section 9.8 on page 188 as follows:

**9.9.8 The *Committee of Adjustment* may require that owners enter into agreements with the city resulting from the terms and conditions of a variance approval and these agreements may be registered against the land.**

- 117) The following new policy 9.10.1 i) with respect to 'Site Plan Control' is added to Section 9.9 on Page 189 as follows:

- i) **Where appropriate, implement the City's cultural heritage objectives and policies are through the regulation of matters related to exterior design. In accordance with the Planning Act, this policy cannot be applied to residential developments containing less than 25 dwelling units.**

- 118) Policy 9.9.3 g) with respect to 'Site Plan Control' in Section 9.9 on page 190 is amended as follows:

- g) **~~Barrier-free facilities~~ Facilities designed to have regard to accessibility for persons with disabilities; and**

- 119) The following definitions in Section 10: 'Glossary' are revised as follows:

**100 Year Flood** means the flood, based on an analysis of precipitation, snow melt, or a combination thereof, ~~which has~~ having a return period of 100 years, on average, or which has a 1% chance of occurring or being exceeded in any given year, as determined by the Grand River Conservation Authority.

**Accessory Apartment** means a dwelling ~~—residential unit~~ located within and subordinate to an existing single detached dwelling, semi-detached dwelling or link dwelling.

**Adjacent Lands** means:

- a) ~~Those lands containing or~~ contiguous to natural heritage features or areas, where **it is likely that** development or site alteration ~~may~~ **would** have a negative impact on the feature or ecological functions. The extent of the *adjacent lands* will be as described in a *Comprehensive Environmental Impact Study*, where such a study has been completed for the area being considered, or where such a study has not been completed, the following shall apply:

*Provincially Significant Wetlands* – 120 metres

*Locally Significant Wetlands* – 30 metres,

*Endangered Species and Threatened Species habitat* – 50 metres

*Fish habitat – 30 metres,*

*Significant woodlands – 50 metres*

*Environmental corridors and ecological linkages – 50 metres*

*Significant wildlife habitat - 50 metres*

*Areas of Natural and Scientific Interest – 50 metres;*

- b) Those lands contiguous to a *protected heritage property*; and
- c) Those lands contiguous to a property suspected of having some form of contamination.

***Affordable Housing*** means: accommodation, which is affordable to households with incomes in the lowest 60 % of the income distribution for the Guelph housing market. Affordable housing also includes not for profit housing.

- a) In the case of ownership housing, the least expensive of:
  - 1. Housing for which the purchase price results in annual accommodations costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
  - 2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the Guelph housing market.
- b) In the case of rental housing, the least expensive of:
  - 1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
  - 2. a unit for which the rent is at or below the average market rent of a unit in the Guelph housing market.

***Agricultural Use*** means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur or fibre, including poultry and fish; aquaculture; **apiaries**; agroforestry; maple syrup production; and associated on-farm building and structures, **including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.**

***Areas of Archaeological Potential*** means areas with the likelihood to contain medium or high potential for the discovery of archaeological resources. This potential is based on the presence of a wide range of geographic and historical features which influenced past settlement. Archaeological potential is confirmed through archaeological assessment fieldwork undertaken in accordance with the Ontario Heritage Act.

***Built Heritage Resource*** means one or more significant a buildings, structures, landscape, monuments, installations (or a group of them) or visible remains, which meets the designation criteria adopted by the Guelph Local Architectural Conservation Advisory Committee (LACAC) and which is included in the City of Guelph Inventory of

~~Heritage Structures as it is completed and as it may be amended associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions. —All buildings, structures, landscapes, monuments, installations or visible remains constructed prior to 1930, but not limited to those constructed prior to 1930, shall be considered to be built heritage resources until considered otherwise by the Guelph LACAC.~~

***Built Cultural Heritage Resource Impact Assessment*** means a study conducted prior to *development/ redevelopment* to investigate the potential impact of development on *built-cultural heritage resources*. This type of study will determine how a particular development should proceed and what actions or measures are required to minimize adverse impact on *built-cultural heritage resources*.

***Coach House*** means a self-contained and fully detached dwelling—*residential unit* added or converted on the same lot as an existing house. The Coach House is subordinate to the existing main dwelling—*residential unit* on the lot in terms of size and function.

***Conversion*** means the alteration or change of use of an existing building—*or, structure or land* to some other use.

***Cultural Heritage Landscape Resource*** means ~~groups of features made by people~~ defined geographical area of heritage significance which has been modified by human activities and is valued by the community. The arrangement of features illustrates noteworthy relationships between people and their surrounding environment. They can provide the contextual and spatial information necessary to preserve, interpret or reinforce the understanding of important historical settings and changes to past patterns of land use. Cultural heritage landscapes include, **but are not limited to** such groups of features as neighbourhoods, townscapes, and farmscapes, gardens, battlefields, mainstreets, cemeteries, railways and industrial complexes of cultural heritage value.

***Designated and Available*** means lands that have been designated in the Official Plan for urban residential use.

***Endangered Species*** means any native species, as listed in the Regulations under the ~~Endangered Species Act~~, that is at risk of extinction throughout all or a significant portion of its Ontario range if the limiting factors are not reversed a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

***Flood Fringe*** means that area in the Two Zone Flood Plain concept, which lies between the floodway and the regulatory flood level the outer portion of the flood plain between the floodway and the *flooding hazard* limit.

***Flood Plain*** means the area, usually low lands, adjoining a watercourse, which has been, or may be covered by flood waters **subject to flooding hazards**. The *regulatory flood* line delimits the boundaries of the *flood plain*.



**Floodproofing** means a combination of structural changes or adjustments measures incorporated into the basic design and/or construction of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damage hazards, wave uprush and other water related hazards. Various forms of floodproofing are available as outlined in the Implementation Guidelines of the "Provincial Policy Statement".

**Floodway** means that area portion of the flood plain that is where development and site alteration would cause a danger to public health or safety, required for the safe passage of flood flow or the area where flood depths or velocities are considered to be such that they pose a potential threat to life or property. The delimitation of the floodway is calculated by the Grand River Conservation Authority.

Where the one zone concept is applied, the floodway is the contiguous flood plain.

Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life or property damage. Where the two zone concept is applied, the outer portion of the flood plain is called the flood fringe.

**Hazard Lands** means property or lands which are or may be inappropriate for urban development by reason of having inherent or natural environmental hazards such as susceptibility to flood or erosion, poor drainage, unstable soils, steep slopes or any other physical condition or limitation and which, if developed, may lead to the deterioration or degradation of the environment or cause property damage or loss of life that could be unsafe for development due to naturally occurring processes. This means land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

**Infrastructure** means physical structures that form the foundation for development the municipality. Infrastructure includes: sewage and water workssystems, septage treatment systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.

**Intensification** means a form of development making more efficient use of land and buildings in the City. The concept can include building additions, reuse of buildings and lands, infill development, greater intensity of a use, etc the development of a property, site or area at a higher density than currently exists through:

- a) Redevelopment, including the reuse of *brownfield sites*;
- b) The development of vacant and/or underutilized lots within previously developed areas;
- c) Infill development; and
- d) The expansion or *conversion* of existing buildings.

**Natural Heritage Features** means features and areas, which are important for their environmental and social values as a legacy of the natural landscapes of the area. These features include *significant areas of wetlands, significant habitats of endangered and threatened species, significant areas of natural and scientific interest, fish habitat, significant woodlands, significant valleylands, environmental corridors, ecological linkages and significant wildlife habitat.*

**Redevelopment** means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites ~~a form of development involving the removal of buildings or structures from land and the construction of new buildings or structures on the said land or the rehabilitation and renewal of existing buildings or structures.~~

In spite of the above definition, for the lands within the *Special Policy Area Flood Plain* of this Plan, *redevelopment* means ~~a form of development involving the removal of buildings or structures from a site and the construction or erection of other buildings or structures thereon; and,~~ shall include an addition which is larger than 50% of the total ground floor area of the original or existing building or structure.

**Scoped Built Cultural Heritage Resource Impact Assessment** means a reduced scope of study conducted prior to *development/redevelopment* to investigate the potential impact of development on *built-cultural heritage resources*. **This type of study is required for development that is proposed adjacent to a protected heritage resource** or ~~This type of study may be prepared in place of a Built-Cultural Heritage Resource Impact Assessment in instances where the proponent can indicate prior to development/redevelopment, to the satisfaction of the City, that a particular development can proceed without adverse impact on built-cultural heritage resources.~~

**Sensitive land use** means ~~a residential, institutional or park land use (including a buildings, amenity areas or outdoor spaces) where routine or normal activities occurring at reasonably expected times may be affected by the operation of a nearby industrial facility may experience one or more adverse effects from contaminant discharges generated by a nearby facility.~~ **Sensitive land uses may be a part of the natural or built environment.**

**Significant** means:

- a) In regard to *wetlands* and *areas of natural and scientific interest*, an area identified as being provincially ~~or non-provincially~~ significant by the Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) In regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;

- c) In regard to woodlands, an area which is ecologically important in terms of features such as specified composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
- d) In regard to other natural heritage features and areas, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- e) In regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.
- f) In regard to *natural heritage features* ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of the Guelph and area *natural heritage system*;
- g) In regard to other matters, important in terms of amount, content, representation or effect.

***Single Detached Dwelling*** means a separate building containing one dwelling unit. In addition, this type of dwelling may contain an *accessory apartment*.

***Site Alteration*** means activities such as fill, grading, and excavation, and the placement of fill that would change the landform and natural vegetative characteristics of a site.

***Threatened Species*** means ~~any native~~ a species that is at risk of becoming ~~endangered~~ through all or a portion of its Ontario range if the limiting factors are not reversed listed as a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

***Woodland*** means ~~a forested treed areas, of at least one hectare in size that contains trees in a natural setting. The forested area provides environmental benefits to both the private land owner and the general public such as erosion prevention, water retention, and provision of habitat in association with social, economic and aesthetic effects hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels.~~

120) The following definitions are added to Section 10: 'Glossary' as follows:

***Brownfield Sites*** means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

***Comprehensive Review*** means an Official Plan Update initiated by the City or an Official Plan Amendment that is initiated or adopted by the City, which:

1. is based on a review of population and growth projections and which reflect projections and allocations by provincial plans, considers alternative directions for growth, and determines how best to accommodate this growth while protecting provincial interests;
2. utilizes opportunities to accommodate projected growth through *intensification* and *redevelopment*;
3. is integrated with planning for *infrastructure* and *public services facilities*; and
4. considers cross-jurisdictional issues.

***Conserved*** means the identification, protection, use and/or management of cultural heritage and *archaeological resources* in such a way that their *heritage attributes* and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

***Designated Growth Areas*** means lands within settlement areas designated in the Official Plan for growth over the long-term planning horizon but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth, as well as lands required for employment and other uses.

***Employment Area*** means those areas designated in the Official Plan for clusters of businesses and economic activities, including:

- a) Industrial;
- b) Corporate Business Park;
- c) Institutional Research Park;
- d) Minor retail uses that are associated with the uses mentioned in clauses (a) to (c); and
- e) Facilities that are ancillary to the uses mentioned in clauses a) to d).

***Flooding Hazard*** means the inundation of areas adjacent to a river or stream system and not ordinarily covered by water. The *flooding hazard* limit is the greater of:

- a) The flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), transposed over a specific watershed and combined with the local conditions, where evidence suggests

that the storm event could have occurred over the watersheds in the general area;

- b) The *one hundred year flood*; and
- c) A flood which is greater than a) or b) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

*Ground Water Feature* refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, *aquifers* and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

*Heritage Attributes* means the principle features, characteristics, context and appearance that contribute to the cultural heritage significance of a *protected heritage property*.

*Individual On-Site Sewage Services* means individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O Reg. 403/97, under the Building Code Act that are owned, operated and managed by the owner of the property upon which the system is located.

*Individual On-Site Water Services* means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

*Low and Moderate Income Households means:*

- a) *In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the Guelph market area; or*
- b) *In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the Guelph market area.*

*Municipal Sewage Services* means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act, as amended from time to time, that is owned or operated by a municipality.

*Municipal Water* means a municipal drinking water system within the meaning of Section 2 of the Safe Drinking Water Act, as amended from time to time.

*Natural Heritage System* means a system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species

and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

*Partial Services* means:

- a) *Municipal sewage services or private communal sewage services and individual on-site water services; or*
- b) *Municipal water services or private communal water services and individual on-site sewage services.*

*Private Communal Sewage Services* means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act, as amended from time to time, that serves six or more lots or private residences and is not owned by a municipality.

*Private Communal Water Services* means a non-municipal drinking water system within the meaning of Section 2 of the Safe Drinking Water Act, as amended from time to time, that serves six or more lots or private residences.

*Protected Heritage Property* means real property designated under Parts IV, V, or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

*Provincial Plan* means a plan approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal official plans.

*Public Service Facilities* means land, buildings and structures for the provision of programs and services provided or subsidized by a government, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities* do not include infrastructure.

*Residential Unit* means a unit that,

- a) consists of a self-contained set of rooms located in a building or structure,
- b) is used or intended for use as a residential premises, and
- c) contains kitchen and bathroom facilities that are intended for the use of the unit only.

*Residential Intensification* means intensification of a property, site or area which results in an increase in *residential units* or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) the *conversion* or expansion of existing residential buildings to create new *residential units* or accommodation.

***Settlement Area*** means:

- a) built up areas of the City where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in the Official Plan for development over the long term planning horizon specified in the Official Plan.

***Sewage and Water Services*** includes *municipal sewage services* and municipal water services, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and partial services.

***Special Needs*** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly.

***Special Policy Area*** means an area that has historically existed in the flood plain and where site specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from the strict adherence to provincial policies concerning development.

Development may be permitted within the Special Policy Area Flood Plan in accordance with the policies contained in Section 7.14 of the Official Plan.

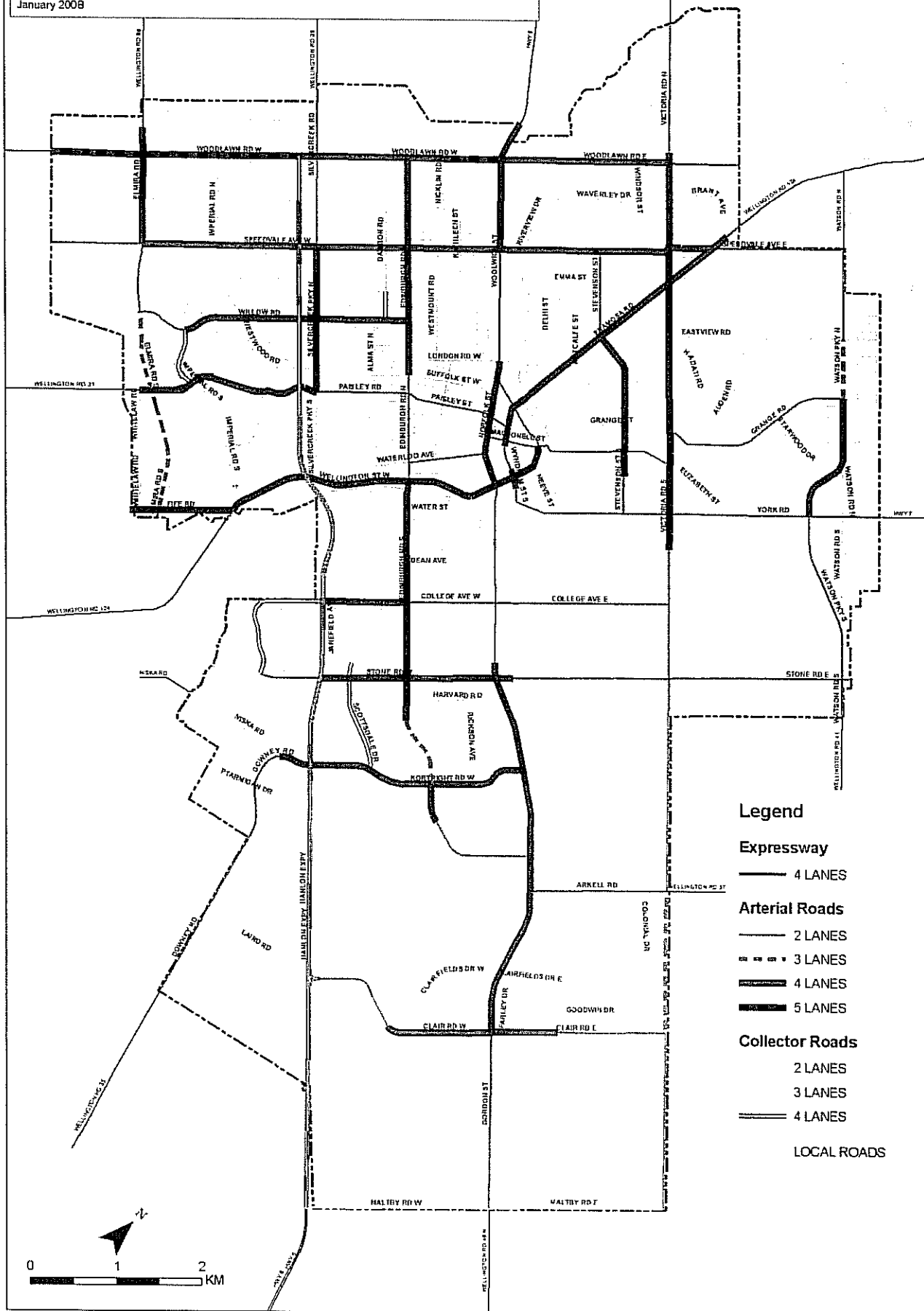
***Surface Water Feature*** refers to the water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

*Valleylands* means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.



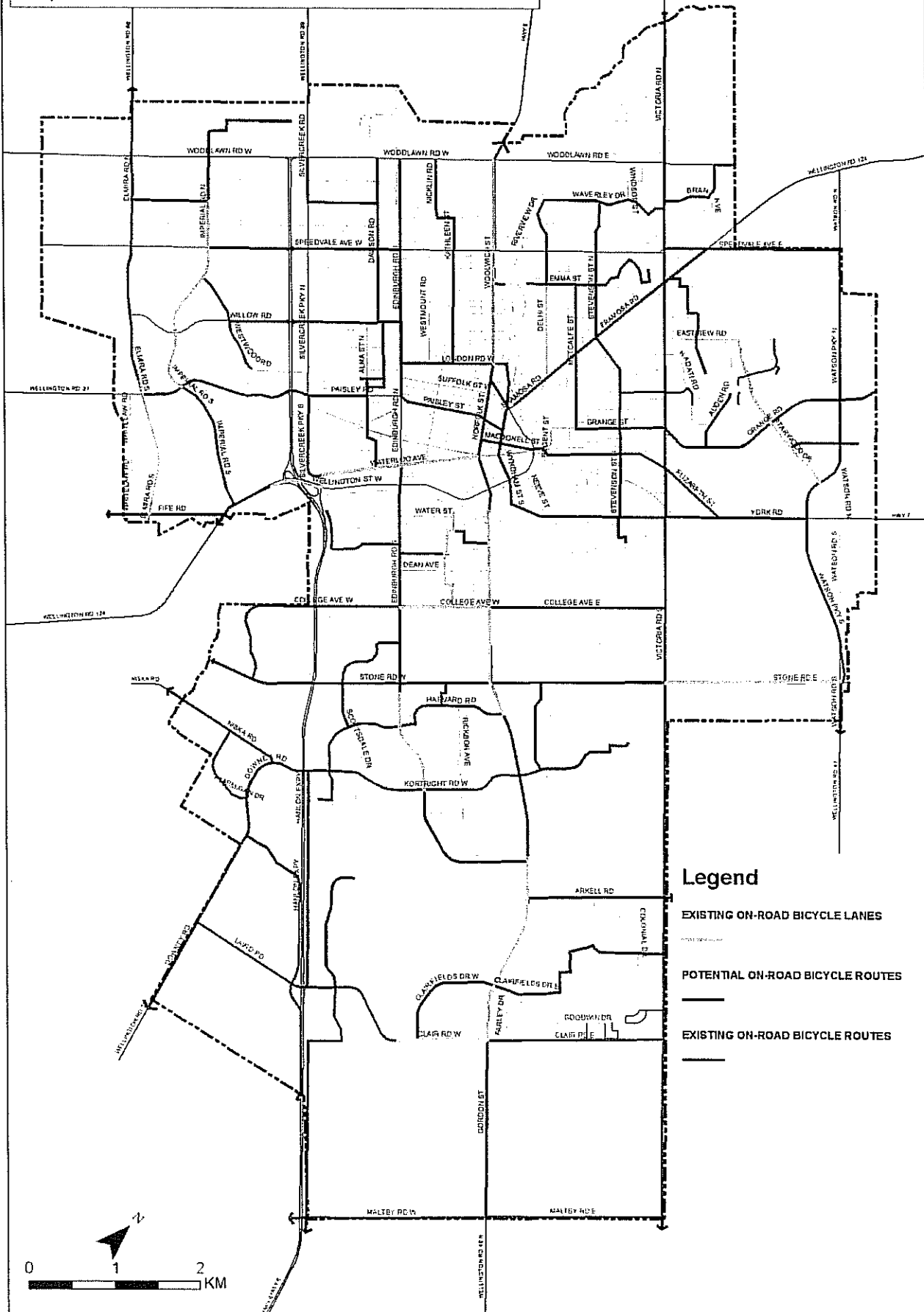
## **Appendix B**

### **THE MAPPING AMENDEMENT**





City of Guelph  
OFFICIAL PLAN  
SCHEDULE 9C: BICYCLE NETWORK PLAN  
January 2009



# City of Guelph

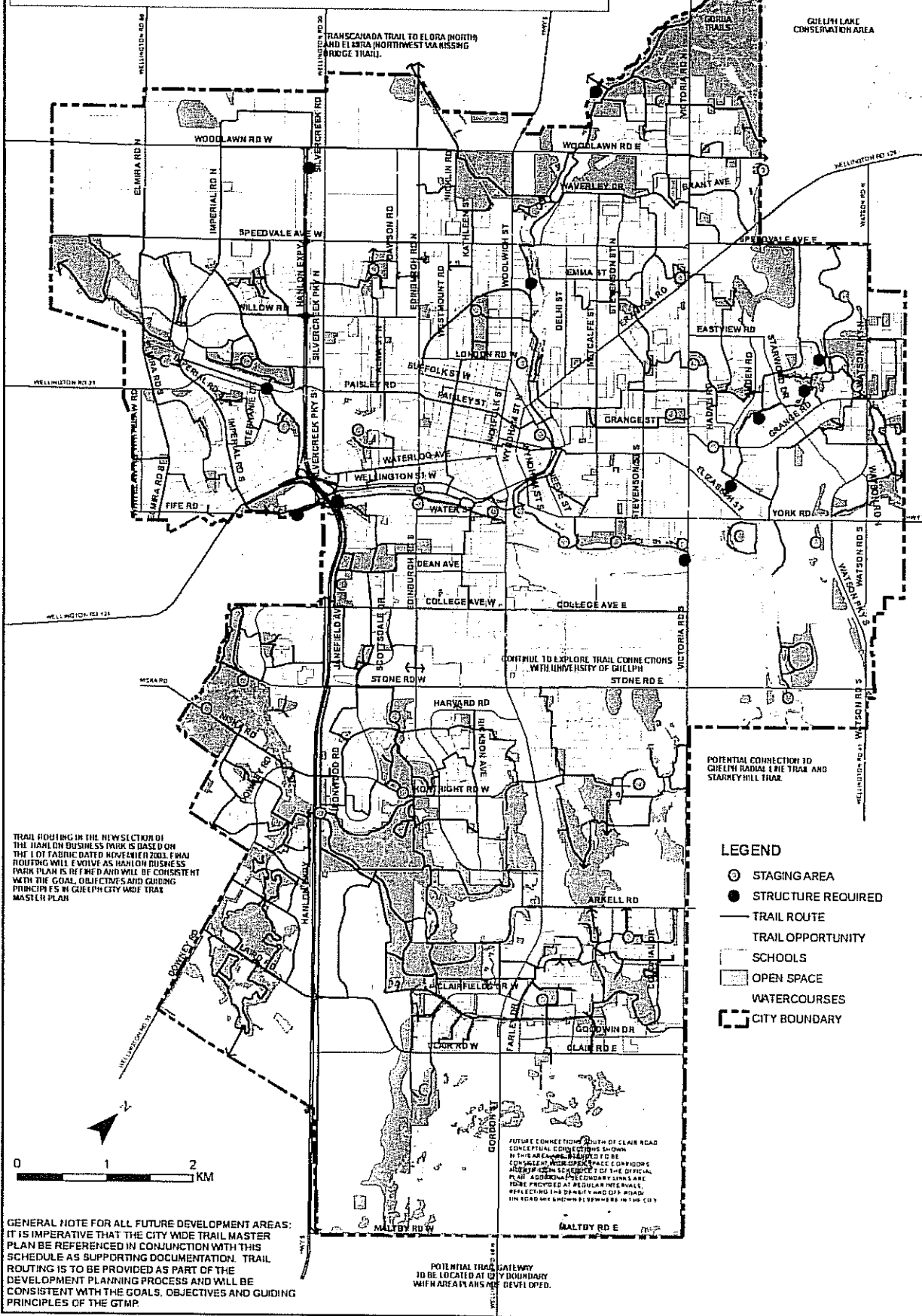
## OFFICIAL PLAN

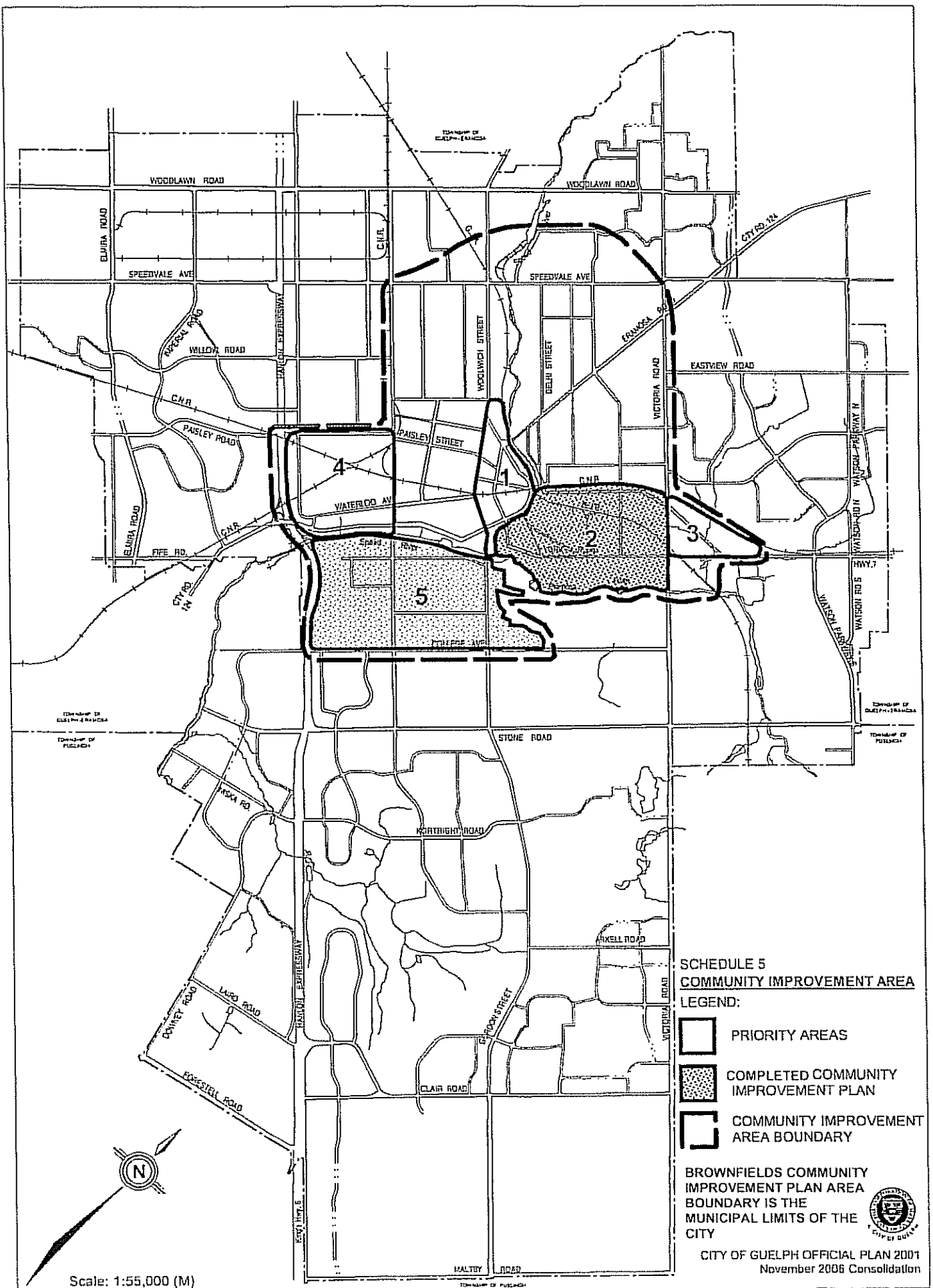
### SCHEDULE 9D - PROPOSED TRAIL NETWORK

January 2008

GORDA TRAIL IS DEVELOPED AND MAINTAINED UNDER SPECIAL AGREEMENT WITH GRAND RIVER CONSERVATION AUTHORITY.

GUELPH LAKE CONSERVATION AREA







# City of Guelph

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES

(Report 08-12)

Report:

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**TO:** Council

**DATE:** 2008/02/04

**SUBJECT:** 308 STEVENSON STREET NORTH: PROPOSED ZONING BY-LAW  
AMENDMENT

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### RECOMMENDATION:

"THAT the application by Black, Shoemaker, Robinson and Donaldson Limited for a Zoning By-law Amendment from the R.1B (Residential Single Detached) Zone to the R.2 (Residential Semi-detached) and Specialized R.1B-?? (Residential single Detached) Zones affecting property municipally known as 308 Stevenson Street North and legally described as Lot 43 Registered Plan 265, City of Guelph, BE APPROVED in accordance with the regulations and conditions set out in Schedule 2 of the Community Design and Development Services Report 08-12 dated February 4, 2008; and

THAT the future request to demolish the existing detached dwelling known as 308 Stevenson Street, to accommodate the redevelopment contemplated by application ZC0713, BE APPROVED."

### SUMMARY:

This report provides a recommendation on a Zoning By-law amendment application from Black, Shoemaker, Robinson and Donaldson Ltd affecting 308 Stevenson Street North.

### BACKGROUND:

An application was received from Black, Shoemaker, Robinson and Donaldson Ltd for a Zoning By-law amendment for the property municipally known as 308 Stevenson Street North and legally described as Lot 43, Registered Plan 265, City of Guelph (see location map as **Schedule 1**). The application was deemed by the City to be a complete application on August 21, 2007.

The statutory Public meeting was held on October 1, 2007. Report 07-90 from CDDS dated October 1, 2007 provided background information related to this application. At the public meeting Council received the information report from staff.

Several issues were raised prior to, and at, the statutory public meeting. These include:

1. Official Plan Conformity
2. Compatibility – Is a semi-detached dwelling and flag lot appropriate?
3. Traffic and safety concerns caused by the proposal?
4. Buffering and Design controls – Is there a need for these?
5. Conformity with the Provincial Growth Plan

Staff was also requested to arrange an additional meeting to provide an opportunity for residents to meet with the applicant to see if an agreement could be reached on any of the issues raised. Based on this request, a separate meeting was held during the evening of November 15, 2007. This follow up meeting was attended by 11 area residents (see sign in sheet on **Schedule 6**).

At the follow up meeting, an alternative proposal to sever the property into two (2) long lots to accommodate detached dwellings was presented by the residents (see also **Schedule 6** attached). The applicant also provided an alternative design involving moving the access driveway for the flag lot to the northerly side of the property (see **Schedule 3** attached). Plenty of discussion occurred at this follow up meeting, but no consensus was reached regarding the issues raised. The residents at the meeting remain generally opposed to the proposal.

The applicant, however, has decided to pursue the modified proposal (access to flag lot on north side of lot) because the adjacent property owner at 310 Stevenson Street north was not opposed to the modified driveway location, provided a fence was installed. Several specialized zoning regulations have been introduced into the zoning for the flag lot to provide assurance to the residents regarding the height and placement of the new dwelling on the flag lot. These new regulations propose increased side yard and rear yard requirements and a maximum building height of 2 storeys.

### **Location**

The subject property is located on the west side of Stevenson Street, north of Eramosa Road. Surrounding land uses include a Commercial Plaza (Bullfrog Mall), municipal park (Bullfrog Pond Park) and a residential neighbourhood consisting mainly of detached dwellings (**Schedule 1**).

### **Official Plan Designation**

The property is designated 'General Residential' in the City of Guelph Official Plan. This designation permits residential uses in low rise housing forms at a maximum density of 100 units per hectare. Policies specifically related to the development of lands designated "General Residential" are attached as **Schedule 4**.



The proposed application does not require an Official Plan amendment.

### **Existing Zoning**

The subject property is currently zoned R.1B (Residential Single Detached). The R.1B Zone permits the following uses:

Single Detached Dwelling  
Accessory Apartment  
Bed and Breakfast  
Day Care Centre

Group Home  
Home Occupation  
Lodging House Type 1

### **REPORT:**

#### **Description of Proposed Zoning By-law Amendment**

The applicant proposes to amend the zoning on a portion of the property (approximately 746 m<sup>2</sup>) from the R.1B (Residential Single Detached) Zone to the R.2 (Residential Semi-detached). A new Specialized R.1B- ?? Zone is proposed on the balance of the lands. The proposed zoning would allow the construction of a semi-detached dwelling on the lands zoned R.2 and a new detached dwelling on the lands to be zoned Specialized R.1B -?? (see **Schedule 2**). The portion of the property that is proposed to be zoned Specialized R.1B - ?? would have several special zoning regulations including

- Minimum lot frontage due to the proposed 'flag lot' configuration. The proposed lot frontage is 7.5 metres; the R.1B Zone requires a minimum lot frontage of 15 metres.
- Minimum side yard – 2.0 metres (in lieu of the normal 1.5 metres)
- Minimum rear yard – 9.0 metres (in lieu of the normal 7.5 metres)
- Maximum building height – 2 storeys (in lieu of the 3 storey maximum)

This proposal includes the demolition of the existing detached house. The existing house is not listed on the City of Guelph Heritage Inventory.

The applicant has provided a preliminary concept plan and building elevations for the new dwellings (see **Schedule 3**).

#### **Staff Review**

Several issues were raised during the circulation and public input process for the application. This section of the report deals with these issues and provides a staff recommendation on the application.

#### **1. Official Plan Conformity and Compatibility**

The subject property is designated "General Residential" within the Official Plan. All forms of residential development are permitted within this designation with the general

character to be low-rise housing forms. Section 7.2.31 to 7.2.35 provides policy for lands within this designation (see **Schedule 4**).

The Official Plan also encourages the creation of new low density residential lots within older established areas of the City provided that the proposed development is compatible with the surrounding residential environment. Section 7.2.34 of the plan provides specific criteria to assess the compatibility including:

- a) The form and scale of the existing residential development;
- b) Existing building design and height;
- c) Setbacks;
- d) Landscaping and amenity areas
- e) Vehicular access, circulation and parking; and
- f) Heritage considerations

**Staff comments:**

The introduction of a new detached and semi-detached dwelling is in keeping with the policy direction for areas designated "General Residential". While the existing residential neighbourhood to the west is comprised of primarily detached dwellings, a semi-detached dwelling is a low rise housing form (i.e. less than 3 storeys) that is contemplated by the "General Residential" designation. The zoning for both the R.1B and R.2 zones allows building heights of 3 storeys. The surrounding neighbourhood is characterized by a mix of one and two storey homes. The applicant has requested a height restriction of two-storeys for the detached dwelling to provide assurance to the residents that the new dwelling would not exceed this height. To provide more assurance about the future height of the new detached dwelling, City Staff are also recommending that the zoning include a height restriction of 9 metres in that the height of a storey is not defined by the zoning by-law. The building design for the detached dwelling on the flag lot, currently contemplated by the applicant would satisfy this requirement (see **Schedule 3**).

With respect to the form or the development, the Official Plan does not contain specific policies for the consideration of flag lots. Flag lots, however, are a design option for intensification on long narrow lots where there is a desire to retain or reinforce development on a street while allowing development to occur on the underutilized (vacant) rear yard area. The subject property, which is 77.11 metres (253 feet) deep, is an excellent candidate for this type of design. There are several examples of flag lots in the City, including one within the existing neighbourhood (see **Schedule 7** for the addresses of flag lots).

One of the issues with flag lots is the loss of privacy for neighbouring properties, since the new dwelling on the flag lot is typically proposed in an area that was originally open space. This is an issue with this proposal and a concern for the abutting land owners. Staff are pleased that the applicant has tried to respond to this issue by increasing the minimum rear (9 metres) and side yard (2 metre) setbacks for the specialized R.1B zone beyond the minimum requirements of the standard R.1B zone. Staff generally support these specialized regulations, but would also recommend that the southerly side yard

setback (adjacent to the lots on Skov Crescent) be increased to 4 metres to further reduce any privacy concerns.

Access to the new detached dwelling has been shifted to the north away from the homes along Skov Crescent, as this was an area of concern for these abutting land owners. A turnaround area on the flag lot is contemplated to avoid the need to reverse to the street along the new long narrow driveway.

The proposal contemplates the demolition of the existing detached dwelling. This dwelling is not on the heritage inventory and the City's heritage committee has expressed no concern with the removal of the dwelling.

The layout of the proposed development in term of setbacks, amenity areas, access and parking is fully functional. Overall it is the opinion of Planning staff that, with the specialized zoning regulations recommended for building height and setbacks, the proposal satisfies the policy for infill development.

## **2. Traffic and Safety concerns**

Several letters submitted by the surrounding residents (see **Schedule 5**) raised the issue of traffic and safety issues related to the proposed development. Specifically, it was felt that the introduction of additional driveways along Stevenson Street in close proximity to the intersection of Stevenson Street and Eramosa Road, would lead to additional accidents. Concern was also expressed about the demolition of the existing dwelling and construction of the new dwellings being a serious safety concern for neighbourhood children.

### **Staff comments:**

City Staff are satisfied that the proposed development from the perspective of traffic and safety. Collision information for the area over the past five years indicate 16 accidents at the intersection of Stevenson and Eramosa Road, which is not unusual for a major intersection of two arterial roads. Traffic and Engineering staff are satisfied that the development of three dwellings (an increase of two dwellings) will not exacerbate the situation.

The demolition of an existing detached dwelling and construction of new dwellings in an established neighbourhood is not an unusual situation. Safety for the workers and pedestrians in proximity to the activity is certainly an issue, but there are already safeguards built into the Building Code Act and Occupational Health and Safety Act to deal with safety on construction sites.

Staff does not see this as a significant issue, which would warrant the need to recommend against the application or require special conditions.

## **3. Buffering and Design controls**

Several letters from residents (see **Schedule 5**) expressed concern with loss of privacy due to the new development. Further Council asked that the staff report deal with the need for building/design conditions should the application be supported by staff.

#### **Staff comments:**

As noted earlier in this report, staff are recommending several special zoning restrictions dealing with building height and setbacks which are more restrictive than the zoning for the existing neighbourhood. These have been introduced to respond specifically to the privacy concerns. In addition, when dealing with infill applications, such as severances, staff typically recommends several standard conditions of approval to ensure that the new development is appropriately serviced and designed. These include the requirement that City staff review the site plans for both the severed and retained parcels, prior to the issuance of building permits (see condition 2 on **Schedule 2**). Building design and elevation drawing are also reviewed and approved by Staff prior to building permit (see condition 1 on **Schedule 2**). The applicant has provided a conceptual site plan and the front elevations of both the dwellings contemplated by this development (**Schedule 3**). These designs would satisfy the zoning regulations proposed and Conditions 1 and 2 will ensure that the final site plan and elevations drawings will be approved by staff, prior to the issuance of building permits.

With respect to the need for additional buffering conditions, staff note that the detached dwelling on the proposed flag lot is to be constructed next to lots along Skov Crescent that already have privacy fences and detached garages in the rear yards. It is the opinion of Planning staff that the existing fencing and location of accessory buildings, together with the special 4 metre southerly side yard regulation, have addressed the privacy issue raised by the neighbouring residents and represents an appropriate buffer.

In this particular case, however, staff is recommending the construction of a fence, to the satisfaction of the Director of Community Design and Development Services, along the mutual property line between the subject property and 310 Stevenson Street North to separate the new driveway from the rear yard of this adjacent dwelling (see condition 5 on **Schedule 2**). A condition is also being recommended that the new semi-detached dwelling be serviced by a mutual driveway to limit the curb cuts and driveway entries onto Stevenson Street (see condition 13 on **Schedule 2**).

The conditions listed on **Schedule 2** will be recommended by Staff when the property is severed. They include the requirement for all of the conditions to be included in an agreement to be registered on title so that future land owners are aware of the obligations.

#### **4. Conformity with the Provincial Growth Plan**

The Growth Plan for the Greater Golden Horseshoe, 2006 was prepared and approved under the Places to Grow Act and has been in effect since June 16, 2006. The City of Guelph is included within the area subject to the growth plan and the growth plan applies to all decision on matters or applications made under the Planning Act. City Council must therefore consider the growth plan when making a decision on this application.

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**Staff comments:**

The proposed development is generally supported by the Growth Plan for the Greater Golden Horseshoe. Throughout the Growth Plan there is reference and support for intensification which includes redevelopment and infill. Further, by the year 2015 and for every year following, a minimum of 40% of new development must occur within the built-up area of the City. The City's Growth Management Strategy will eventually establish the targets for the built-up area. Given the importance of intensification in meeting the obligations under the Provincial Growth Plan, it is important to look for infill opportunities.

**CORPORATE STRATEGIC PLAN:**

Supports Urban Design and Sustainable Growth Goal #1: An attractive, well-functioning and sustainable City.

**FINANCIAL IMPLICATIONS:**

The financial implications included in this section are based on the construction of a 232 square metre (2,500 square foot) detached dwelling and a new semi-detached dwelling containing two, 140 square metre (1,500 square foot) dwellings, plus the demolition of the existing detached dwelling. It should be noted that the applicant will receive a development charges and parkland dedication rebate for the existing detached dwelling so the development charges are based only on the new semi-detached dwelling.

**Projected Taxation**

- The property could possibly realize between \$8,500.00 – \$9,100.00 per year in taxes.

**Development Charges**

- \$ 24,174.00 (including EDC's)

**Parkland Dedication (cash in lieu)**

- \$ 2,250.00

**DEPARTMENTAL CONSULTATION:**

The public and agency comments received during the review of the applications are included on **Schedule 5**.

**COMMUNICATIONS:**

The Notice of the City Council Decision Meeting was mailed on January 11, 2007 to all of the residents who either sent in a written response to this application, or attended the public meeting or follow up resident meeting with the applicant.

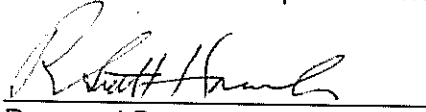
**ATTACHMENTS:**

Schedule 1 – Location Map and Air Photo


Schedule 2 – Proposed Zoning regulations and conditions

*The City That Makes A Difference*

- Schedule 3 – Preliminary Concept Plan and Building Elevations
- Schedule 4 – Official Plan excerpts
- Schedule 5 – Circulation Comments
- Schedule 6 – Information meeting "Sign-in" sheet, letter and sketch
- Schedule 7 – Examples of known flag lots



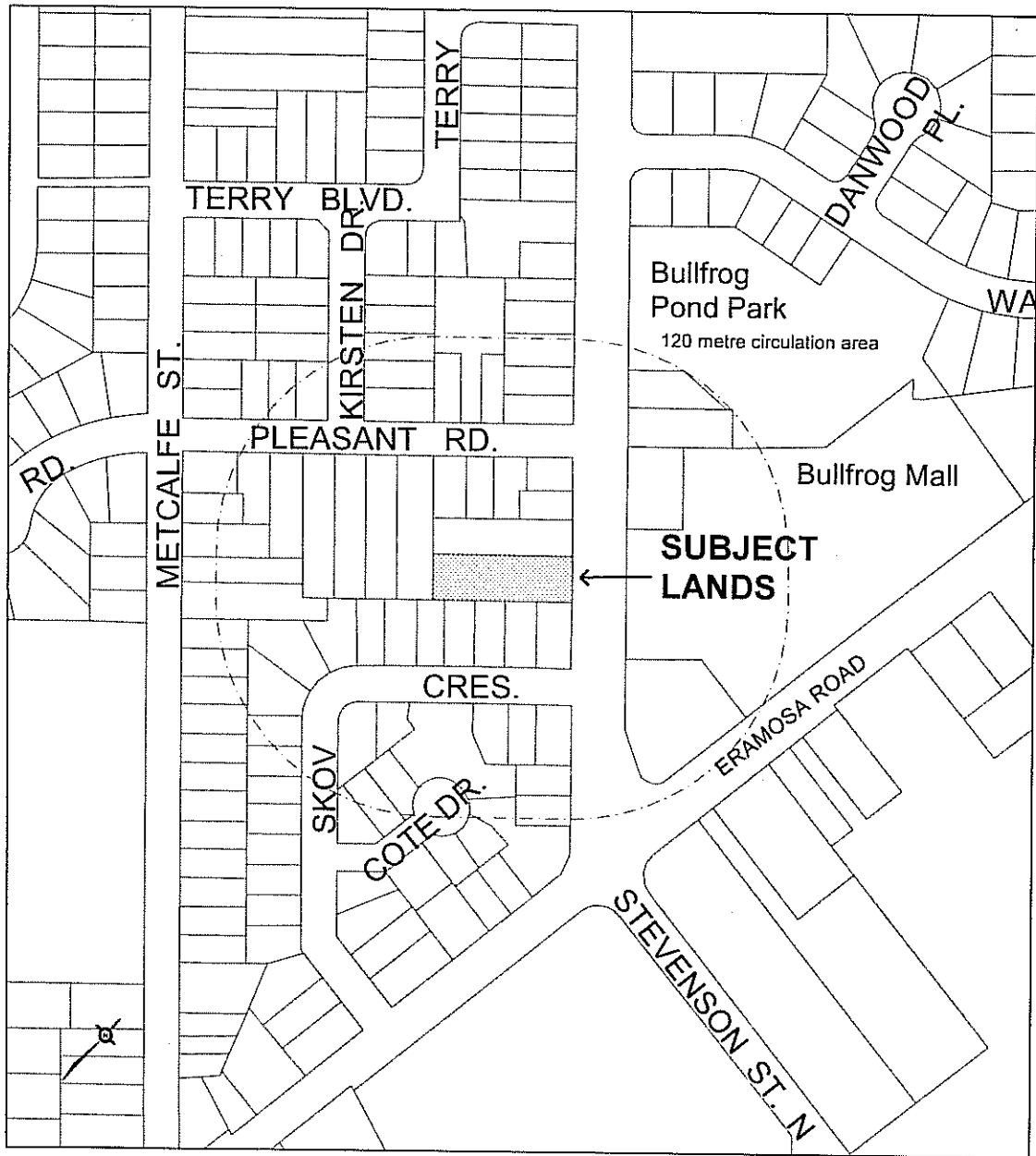
Prepared By:  
R. Scott Hannah  
Manager of Development and Parks Planning



Recommended By:  
James N. Riddell  
Director of Community Design and  
Development Services

# SCHEDULE 1

## Location Map



## SCHEDULE 1 continued

### Air Photo of Property





## **SCHEDULE 2**

### **Proposed Zoning Regulations, Conditions and Zoning Map**

The property affected by this Zoning By-law amendment is municipally known as 308 Stevenson Street North and legally described as Lot 43, Registered Plan 265, City of Guelph.

The following zoning is proposed:

#### **R.2 (Residential Semi-detached) Zone**

##### **Permitted Uses**

In accordance with Section 5.2.1 of Zoning By-law (1995) – 14864, as amended.

##### **Regulations**

In accordance with Section 5.2.2 and Table 5.2.2 of Zoning By-law (1995) – 14864, as amended.

#### **Specialized R.1B - ? (Residential Single Detached) Zone**

##### **Permitted Uses**

In accordance with Section 5.1.1 of Zoning By-law (1995) – 14864, as amended.

##### **Regulations**

In accordance with Section 5.1.2 and Table 5.1.2 of Zoning By-law (1995) – 14864, as amended with the following exceptions:

- Minimum Lot Frontage - 7.5 metres (in lieu of 15 metres).
- Minimum Northerly Side Yard – 2.0 metres (in lieu of the normal 1.5 metres)
- Minimum Southerly Side Yard (adjacent to the lots on Skov Crescent – 4 metres (in lieu of the normal 1.5 metres)
- Minimum Rear Yard – 9.0 metres (in lieu of the normal 7.5 metres)
- Maximum Building Height – 2 storeys, and not to exceed 9.0 metres (in lieu of the 3 storey maximum)

##### **Conditions**

The following conditions will be imposed through the consent to sever application to be fulfilled prior to the endorsation of the deeds or prior to the issuance of a building permit.

1. That the elevation and design for the new dwellings on the severed and retained parcels be submitted to, and approved by the Director of Community Design and Development Services, prior to the issuance of a building permit for the new dwellings.
2. That a site plan be prepared for the severed and retained parcels indicating:
  - a) The location and design of the new dwellings;
  - b) The location and extent of driveway and legal off-street parking space for the new dwellings and
  - c) Grading, drainage and servicing information as required by the City Engineer.

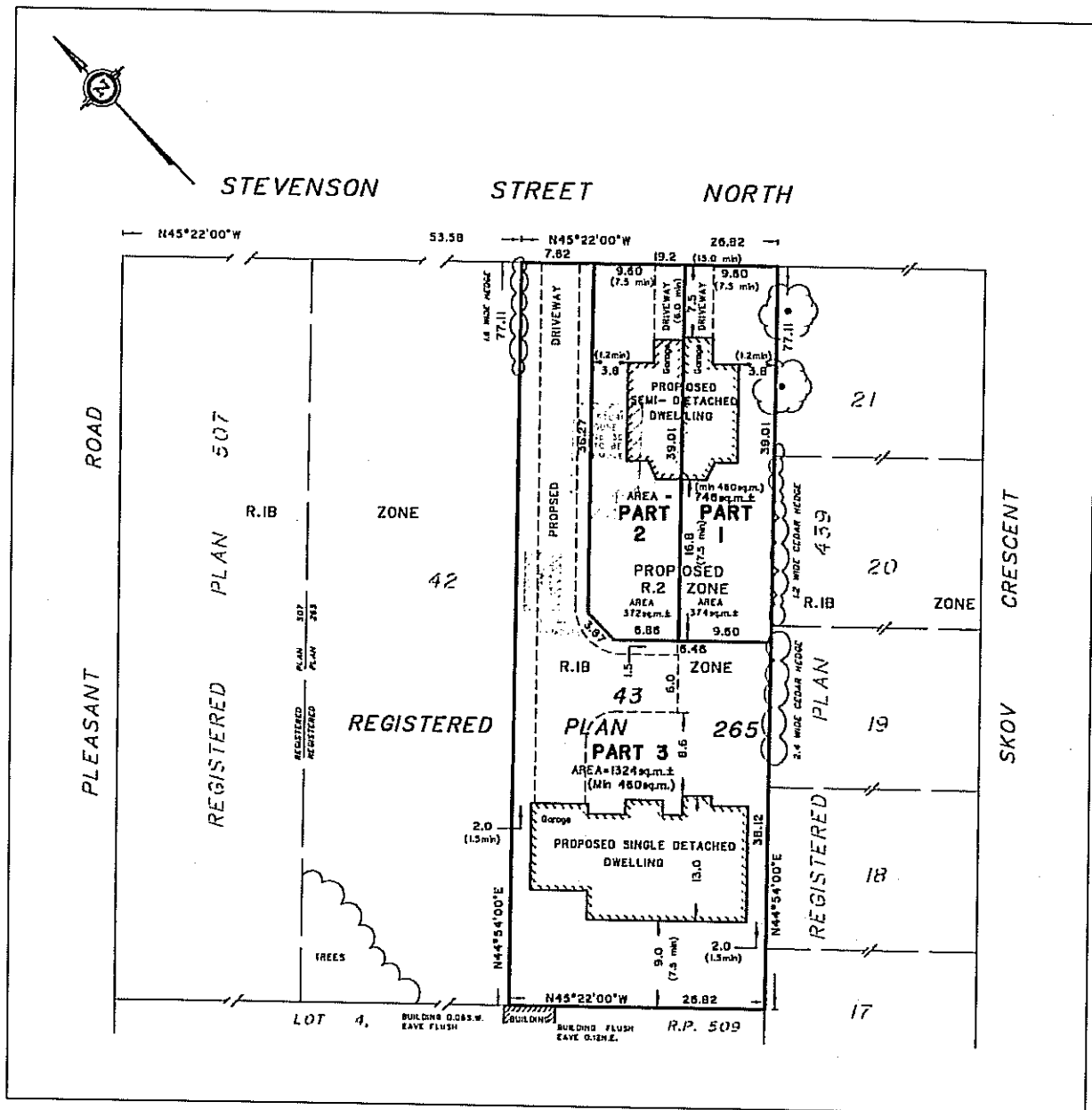
All of the above to be submitted to, and approved by the Director of Community Design and Development Services, prior to the issuance of a building permit for the new dwellings.

3. That the developer shall pay development charges to the City in accordance with By-law Number (2004)-17361, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and The Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereto.
4. That the applicant shall pay to the City cash-in-lieu of park land dedication in accordance with By-law (1989)-13410, as amended from time to time, or any successor thereof, prior to the endorsonation of the deeds, at the rate in effect at the time of the endorsonation.
5. That the developer shall construct a fence to the satisfaction of the Director of Community Design and Development Services along the mutual property line separating the subject property from the property at 310 Stevenson Street, prior to the endorsonation of the deeds.
6. That the developer shall pay the actual cost of constructing and installing any service laterals required, as determined by the City Engineer.
7. That the applicant enters into a Storm Sewer Agreement, as established by the City, providing a grading and drainage plan, registered on title, prior to any severance of the lands and prior to any construction and grading of the lands.
8. The owner shall pay the entire cost of the removal of the existing 150mm sanitary and 5/8" water service from the severed lands prior to any severance of the lands.

9. That the applicant pays the watermain frontage charge of \$8.00 per foot of frontage for 88-feet (26.82m) prior to any severance of the lands.
10. Prior to any severance of the lands, the developer shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.
11. Prior to any severance of the lands and prior to any construction, the developer shall provide a design prepared by a Professional Engineer to demonstrate that all the buildings can be constructed at such an elevation that the lowest level of the buildings can be serviced with a gravity connection to the sanitary sewer.
12. That the Developer prepares a drainage and grading plan, satisfactory to the City Engineer, for all the proposed residential lots, prior to the endorsonation of the deeds. All applications for a building permit shall be accompanied by a site plan showing that the proposed building to be erected is in conformity with the approved drainage and grading plan.
13. That the new semi-detached dwelling be serviced by a mutual driveway to the satisfaction of the City Engineer. The developer shall pay to the City the actual cost of the construction of the new driveway entrance and the required curb cut, prior to any severance of the lands and prior to any construction or grading on the lands, the developer shall pay to the City the estimated cost as determined by the City Engineer of constructing the new driveway entrance and the required curb cut.
14. That the developer shall demolish the existing house and garage known as 308 Stevenson Street, prior to the endorsonation of the deeds.
15. That the developer makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the severance of the lands.
16. That all electrical services to the lands are underground and the developer shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the severance of the lands.
17. That prior to the endorsonation of the deeds, the owner shall enter into an agreement with the City, registered on title, agreeing to satisfy the above-noted conditions and to develop the site in accordance with the approved plans.

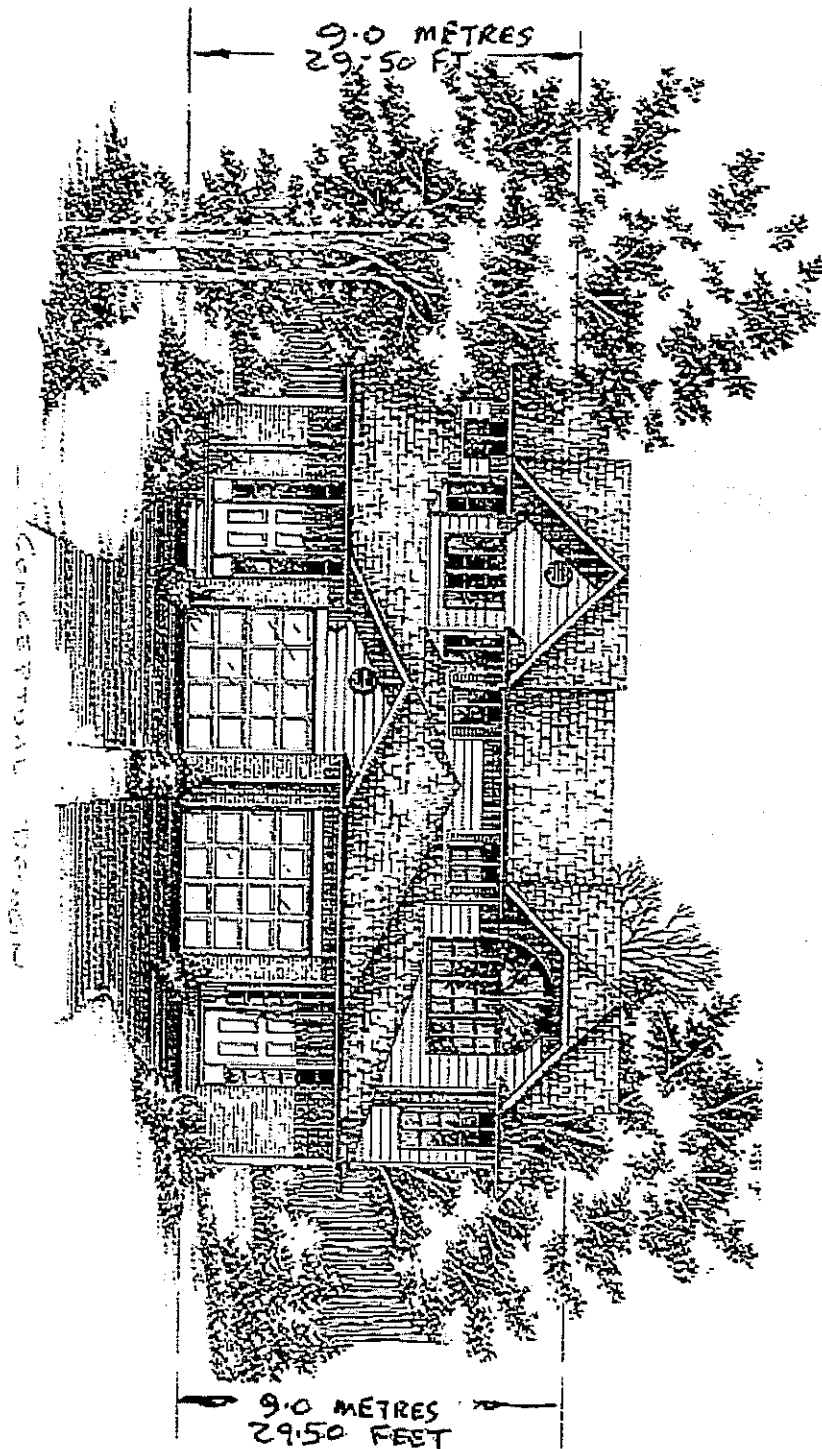
# SCHEDULE 3

## Preliminary Site Concept Plan and Building Elevations



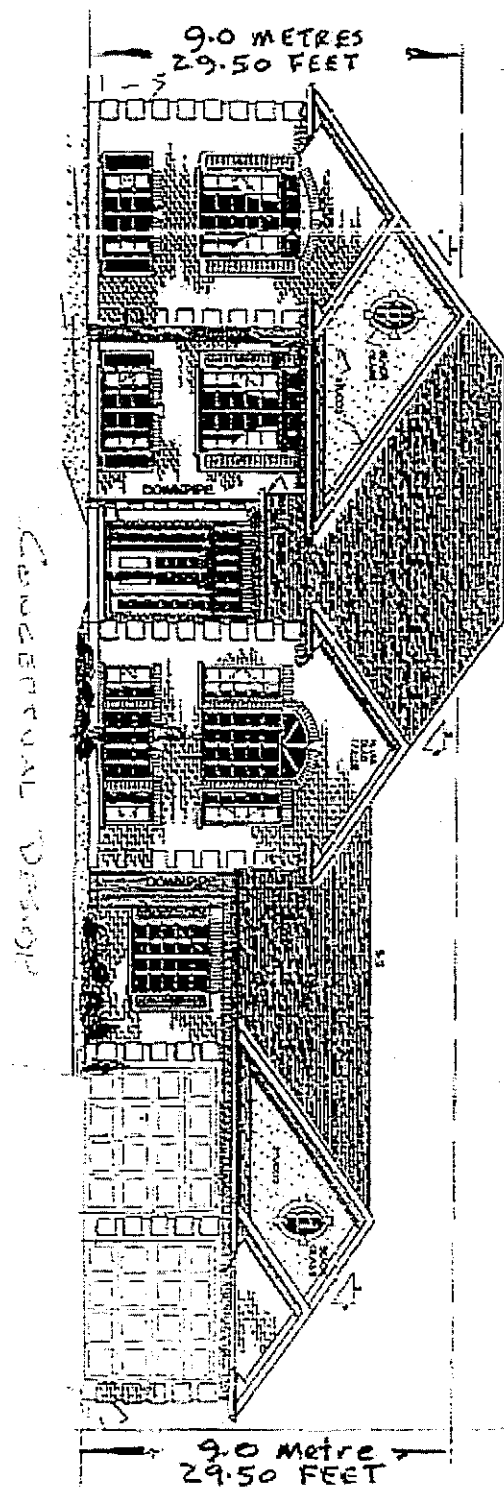
## SCHEDULE 3 continued

### Conceptual Design of Semi-detached Dwellings



## SCHEDULE 3 continued

### Conceptual Design of Single-detached Dwelling



# SCHEDULE 4

## Official Plan Excerpts

### '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).
1. In spite of the density provisions of policy 7.2.32 the *net density* of *development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
  - b) Existing building design and height;
  - c) Setbacks;
  - d) Landscaping and amenity areas;
  - e) Vehicular access, circulation and parking; and
  - f) Heritage considerations.
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.

# SCHEDULE 5

## Circulation Comments

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Planning		✓	Subject to Schedule 2
Engineering *		✓	Subject to Schedule 2
Parks Planning		✓	Subject to Schedule 2
Economic Development	✓		
Guelph Emergency Services/Fire-Ambulance	✓		
Heritage Guelph	✓		
Wellington Catholic District School Board	✓		
Guelph Chamber of Commerce	✓		
Wellington Dufferin Guelph Public Health	✓		
Guelph Hydro *		✓	Subject to Schedule 2
Petition from Residents			Concerns about traffic, safety, compatibility
Henry and Marie Raffin *			Opposed due to construction noise, increased traffic
Lucy and Guido Gatto *			Concern about traffic, proposed lot sizes
Chester and Elvira Janicki *			Concern about traffic, compatibility, driveway location
Diane and Stewart Blair *			Opposed due to traffic, lot and building incompatibility, privacy
* comments attached			





**To:** Scott Hannah  
**From:** Kime Toole  
**Department:** Community Design and Development Services  
**Division:** Engineering Services  
**Date:** 2<sup>nd</sup> January 2008  
**Subject:** 308 Stevenson Street North – Zoning By-law Amendment Application (ZC0713)

We provide the following comments in regard to the above-noted Application for zone change from R1.B to R.2/and retaining a portion of the lands as R1.B for a single detached dwelling. Records indicate that a Committee-of-Adjustment application (No. A-54/96, A-56/96 and B-25/96) was made to sever the property back in 1996 but was withdrawn.

## **(A) Infrastructure Status and Implications**

### 1. Road Infrastructure

The subject property is situated northwest of Eramosa Road along the south side of Stevenson Street between Pleasant Road and Skov Crescent. Stevenson Street North is a 4 lane arterial road with grassed boulevards and sidewalk on both sides of the street along with a 30 metre wide right-of-way along the property frontage.

### 2. Municipal Services

The services available along the property on Stevenson Street include: 225mm diameter sanitary sewer at a depth of approximately 3.3 meters; 375mm diameter storm sewer; 600mm diameter watermain (north side) and a 150mm diameter watermain (south side).

Engineering records indicate that the existing house is serviced with a 150mm diameter sanitary that was constructed around 1938 and a 5/8" water service.

## **B) Recommended Conditions of Approval**

The following conditions are recommended for approving this zone change application:

1. That prior to the issuance of any building permit on the lands, the owner shall have a Professional Engineer design a grading and drainage plan for the site, satisfactory to the City Engineer.

2. That the applicant pays the watermain frontage charge of \$8.00 per foot of frontage for 88-feet (26.82m) prior to any severance of the lands.
3. Prior to any severance of the lands, the developer shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.
4. That the owner pays to the City, as determined applicable by the City's Director of Finance, development charges and education development charges, in accordance with City of Guelph Development Charges By-law (2004)-17361, as amended from time to time, or any successor thereof, and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board, as amended from time to time, or any successor by-laws thereof, prior to issuance of a building permit, at the rate in effect at the time of issuance of the building permit.
5. That the applicant enters into a Storm Sewer Agreement, as established by the City, providing a grading and drainage plan, registered on title, prior to any severance of the lands and prior to any construction and grading of the lands.
6. The developer shall pay to the City the actual cost of the construction of the new driveway entrance and the required curb cut, prior to any severance of the lands and prior to any construction or grading on the lands, the developer shall pay to the City the estimated cost as determined by the City Engineer of constructing the new driveway entrance and the required curb cut.
7. That the owner constructs the new buildings at such an elevation that the lowest level of the new buildings can be serviced with a gravity connection to the sanitary sewer.
8. The owner shall pay the entire cost of the removal of the existing 150mm sanitary and 5/8" water service from the severed lands prior to any severance of the lands.
9. The owner shall pay the actual cost of constructing and installing any service laterals required and furthermore, prior to issuance of a building permit, the owner shall pay to the City the estimate cost of the service laterals, as determined by the City Engineer.
10. That the developer makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the severance of the lands.
11. That all electrical services to the lands are underground and the developer shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the severance of the lands.

12. That prior to any severance of the property, the owner shall demolish the existing house.
13. That prior to any severance of the property, the owner shall demolish the existing garage.
14. That prior to the passing of the zone change by-law, the owner shall enter into an agreement with the City, registered on title, satisfactory to the City Solicitor, covering the conditions noted above and to develop the site in accordance with the approved plans.

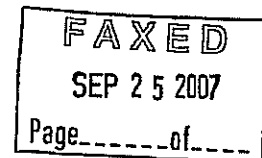


**Guelph Hydro** COMMUNITY DESIGN AND  
Electric Systems Inc. DEVELOPMENT SERVICES

SEP 27 2007

395 Southgate Drive  
Guelph, ON N1G 4Y1  
Tel: 519-822-1750 ext. 2231  
Fax: 519-822-4963  
Email: mwitemund@guelphhydro.com  
www.guelphhydro.com

September 25, 2007



Ms. Melissa Castellan  
Senior Development Planner  
City of Guelph  
Planning Division  
59 Carden Street  
Guelph, ON N1H 3A1

Dear Sir:

**Re: 308 Stevenson Street North – Zoning By-law Amendment for a portion of the property from the R.1B (Residential Single Detached) Zone to the R.2 (Residential Semi-detached) Zone (to permit a semi-detached dwelling) and remaining area would remain in the R.1B Zone (new detached dwelling) – Lot 43, R.P. 265 (File ZC0713)**

We would like to submit the following comment concerning this application:

1. The hydro services will be supplied underground from Stevenson Street North.

Yours very truly

GUELPH HYDRO ELECTRIC  
SYSTEMS INC.

M. A. Wittemund, B.Eng.  
Planning & Standards Supervisor

MAW/gd

September 25, 2007

City Council  
C/o Lois Giles, City Clerk  
City Hall,  
59 Carden Street  
Guelph, On. N1H 3A1

RECEIVED  
SEP 27 2007  
CITY CLERK'S OFFICE

Dear Mayor Farbridge and City Councillors,

We wish to document our concerns regarding the proposed zoning bylaw amendment for the property known as 308 Stevenson Street North (Lot # 43) as follows:

**Increased Traffic Congestion**

The addition of 3 households entering and exiting Stevenson Street in an already very busy area is a concern. Currently, on the west side of Stevenson Street between Pleasant Road and Eramosa Road there are eight driveways in addition to Skov Crescent, and on the east side of Stevenson Street there is an entrance and exit for the Bullfrog Mall and an entrance and exit for the Rogers/T-D Canada Trust Centre.

**Children's Safety**

A serious safety concern for our neighbourhood children is imminent with the demolishing of the present building and the construction of the new dwellings. This process will involve heavy equipment and construction vehicles in an area that is a direct walking route to and from two elementary schools. In addition, two school buses pick up and drop off children within 20 metres of Lot # 43.

**Semi-detached Building**

The proposed construction of a semi-detached building is not in keeping with the existing single detached dwellings in the area. Residents of this neighbourhood, many of long-standing, purchased their homes here because the area contained **only single detached dwellings**. We also question whether these proposed semi-detached units will be self owned or rentals?

**Privacy and Property Values**

The height of the proposed buildings which we understand can be up to 3 storeys in a R.2 zone is especially concerning for the residents of Skov Crescent whose properties back onto Lot # 43 as well as the resident adjacent to Lot # 43. The privacy of our backyards would be lost and this in turn would have an impact on our property values as well as our quality of life.

**Driveway and Parking**

We would like to know (1) the width of the driveway to the proposed single detached dwelling; (2) the distance of this driveway to the property line; (3) is it proposed that the residents of the semi-detached dwellings will use this driveway as well; (4) could this driveway turn into an access road for properties that may be severed from other large lots

on Pleasant Road at a future date; (5) where is the parking for the residents of the semi-detached dwellings.

### Proposed Single Detached Dwelling


Please provide information as to the location and size of this dwelling.

It is possible that more concerns may be raised as a result of the information provided at the October 1, 2007 public meeting.

Respectfully submitted,

Nancy Blair - 40 Skov Cr.

Stewart Blair - 40 Skov Cr

 - 32 skov cr.

E. Luis P. Amet 36 Skov Cr

C. J. Amet 36 Skov Cr

Joan Richardson 30 Skov Cres

Walter E. Tente 24 Skov Cres.

Vernon E. Tente 24 Skov Cres.

Walter E. Tente 29 Skov Cres.

Walter E. Tente 29 Skov Crescent

Walter E. Tente 310 Stevenson St N

Walter E. Tente 310 STEVENSON STN

Joe Swens 312 Stevenson St. N.

Joe Swens 312 Stevenson St. N.

Joe Swens 119, Pleasant Rd

Joe Swens 109 Pleasant Rd

Elmer Raffin  
111 Pleasant Road  
Guelph

Tommy Raffin  
111 Pleasant Road  
Guelph

Heather Fazel  
107 Pleasant Rd.  
Guelph.

Gerald Segal  
107 Pleasant Rd  
Guelph

Will Vernon LeMay  
105 Pleasant Rd

103 Joe Beillon

Marie Raffin - 189 Metcalfe St.

Henry Raffin 189 METCALFE ST

T Ross 42 Skou Cres.

Jim Heenan 37 Skou Cres

R. McCann 34 Skou Cres

Garnett Fitz 39 Skou Cr.

*Melissa*

Dear Lois Giles,

September 18<sup>th</sup>, 2007

This letter is written in regards to "Lot 43, Registered Plan 265"; please share the comments expressed herein with the appropriate town and city planning parties.

We are proud citizens of this city, and have watched its advancement and development from our current address for five decades.

Our objections are directed against "Part 3; proposed single detached dwelling" as seen in "Proposed concept plan" on file ZC0713, the final page of the "Public meeting notice".

We object to this phase of construction because the construction itself would be loud and clearly, a feeling of intrusion upon our home will be experienced. More importantly, we feel that the increased traffic would reduce our quality of living due to the noise and the regular flow of headlights as the proposed road will pass very close to our backyard.

Finally, we would rather that this development not proceed at all as it would set a precedence for heavy construction in this residential area.

Thank you,  
Henry and Maric Raffin

*Maric Henry Raffin*

189 METCALFE ST.

RECEIVED  
SEP 24 2007

CITY CLERK'S OFFICE

COMMUNITY DESIGN AND  
DEVELOPMENT SERVICES

SEP 24 2007



Lois Giles  
City Clerk, City Hall  
City of Guelph

c.c. Councillor Vicki Beard  
Councillor Ian Findlay

September 25, 2007

SEP 26 2007  
COMMUNITY DESIGN AND  
DEVELOPMENT SERVICES

**RE: File ZC0713 – 308 Stevenson Street North**

As long-time residents of 115 Pleasant Road, we hereby register our opposition to the proposed zoning by-law amendment from Black, Shoemaker, Robinson and Donaldson Limited for the property known as 308 Stevenson Street North. Our back-yard is directly perpendicular to the subject lands and has been our family home for 30 years. We believe the construction of three dwellings will greatly disrupt the way of life and neighbourhood we currently enjoy.

The subject lands are narrow and deep. Placing a single detached as well as a semi-detached on this lot will cause significant traffic along the yards of the neighbours – arguably up to six vehicles regularly driving and parking on a lot that is only 26.82m wide. In this context, housing three families will disrupt seven others. More people are disrupted than those served by the change in zoning. Moreover, the proposed zoning change is inconsistent with the design or layout of this older neighbourhood. Simply put, this lot is and this neighbourhood are not appropriate for the development proposed.

As the founders of Gatto Construction Limited, a prominent local homebuilder, we are intimately acquainted with the provincial Places to Grow legislation that requires higher density building. On this basis, we are not opposed to the construction of two single-detached residences on the subject lands. However, we believe that the construction of a third residence on the back of the property is excessive and thereby urge you to place the integrity of our neighbourhood over the financial objectives of the developer.

We respectfully request notification of the date when City Council will consider staff's recommendation on this application.

Lucy and Guido Gatto  
115 Pleasant Road  
Guelph, ON N1E 3Z7  
(519) 824-0257

Chester and Elvira Janicki  
36 Skov Crescent  
Guelph, Ontario  
N1E 4B7

COMMUNITY AND  
DEVELOPMENT SERVICES

OCT 05 2007

Planning – Melissa Castellan  
55 Macdonell Street  
Guelph, Ontario  
N1H 2Z4

October 2, 2007

Dear Ms. Castellan,

RE: The proposed zoning by-law amendment for the property known as  
308 Stevenson Street N.

We understand that the Places to Grow legislation mandates the City to intensify however this legislation is not meant to force intensification that will be a detriment to an existing neighbourhood.

We have significant concerns regarding this proposed by-law amendment.

- 1) We did place a call to you requesting accident and near miss statistics for this high traffic area. While this information has not been provided to us or to Council, we know there have been numerous traffic incidents in front of this property. This property fronts on Stevenson St. N. in close proximity to Eramosa Road, Skov Crescent and Pleasant. In addition, it is directly across from two extremely busy commercial plazas whose entrances and exits cause significant traffic hazards. The addition of any additional driveways and traffic turning will only exacerbate an already existing traffic nightmare.
- 2) This proposal is not in keeping with the character of the existing neighbourhood and the requested exemptions to set backs and lot sizes are unacceptable.
- 3) We are concerned with the driveway placement for the proposed single family dwelling to the rear of the property. Drawings show this driveway abutting the rear yards of the residents of Skov Cres. This is not acceptable.

We would ask that you deny this proposed zoning bylaw amendment as it poses a risk to the community and is not in keeping with the character of the existing neighbourhood.

Sincerely,

*Chester and Elvira Janicki*  
Chester and Elvira Janicki

COMMUNITY DESIGN AND  
DEVELOPMENT SERVICES

OCT 09 2007

Lois Giles  
City Clerk, City Hall  
City of Guelph

c.c. Councillor Vicki Beard  
Councillor Ian Findlay

October 2, 2007

RE: 308 Stevenson Street North – Proposed Zoning By-law Amendment  
File ZC0713

Further to the public meeting held on October 1, 2007, we hereby register our opposition to the re-zoning from R.1B to R.2 for the above-named property.

The site plan as presented by Mr. Donaldson of Black, Shoemaker, Robinson and Donaldson Limited more firmly reiterates our concerns regarding increased traffic congestion on Stevenson Street. **Two more driveways have now been added to the west side of Stevenson Street making a total of ten driveways between Pleasant Road and Eramosa Road, in addition to Skov Crescent.** An entrance and exit to both the Bullfrog Mall and to the Rogers/T-D Canada Trust Centre exists on the east side of Stevenson Street.

The semi-detached building proposed is too large and too high and is **crammed** into the allowable area. This building is inconsistent with dwellings in the area. It is detrimental to the existing neighbourhood and it is intrusive to the adjacent property owners.

The size of the detached building proposed is also excessive and certainly will be disruptive to the adjacent neighbours.

In general, three households on Lot #43 (308 Stevenson Street North) is excessive. We are aware of the push for higher density building in the City of Guelph. We are also aware that high density housing presents fire hazards which have devastating consequences.

Sincerely,

*Diane & Stewart Blair*

Diane and Stewart Blair  
40 Skov Crescent  
Guelph, ON N1E 4B7  
(519) 824-4908

*Chus D*

RECEIVED  
OCT -03 2007  
CITY CLERK'S OFFICE

December 31, 2007

COMMUNITY DESIGN AND  
DEVELOPMENT SERVICES

JAN 37 2008

Scott Hannah  
Manager of Development & Parks Planning  
55 Macdonell Street  
Guelph, Ontario  
N1H 2Z4

Dear Mr. Hannah

**RE: 308 Stevenson Street North – Proposed Zoning By-law Amendment**

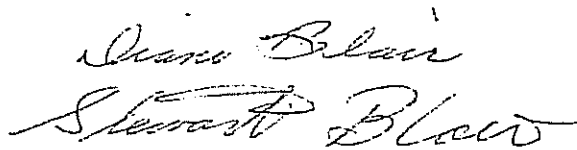
We have recently seen a revised sketch dated November 12, 2007 illustrating the proposed re-zoning of the above-named property. This sketch was presented and handed out at the November 15, 2007 information meeting. Since we were out-of-the-country and therefore unavailable to attend this meeting our comments/concerns about this revised proposal were not raised. Hence this letter.

We are residents of 40 Skov Crescent (lot # 20). We see from this revised sketch that the re-zoning of the property has been changed from the north side of the lot to the south side of the lot. This now means that the semi-detached building or the single detached building proposed will be constructed directly behind our property and as close to our rear property line as is allowable (5 feet?). The information on the dwellings proposed indicates that these buildings will be two stories high. This means that our concerns – privacy, quality of life, lower property value - have not even been taken into consideration. **We want it noted that we are not in agreement with this revised sketch dated November 12, 2007. At least, the original sketch dated October 1, 2007 which was distributed at the October 1, 2007 Council Planning Meeting showing the driveway on the south side of the lot would provide us with some more breathing room even if the air was polluted with exhaust fumes.**

It is apparent to us, and to neighbours who attended the November 15<sup>th</sup> meeting that this re-zoning application is favourable from a planner's point of view – the City achieves more density and receives more tax dollars, the developer makes considerable financial gains and the neighbours, well the neighbours they just lose out everywhere – lower property values, loss of privacy resulting in diminished quality of life, increased noise, pollution and traffic congestion.

Sincerely,

Diane and Stewart Blair  
40 Skov Cresc., Guelph, On. N1E 4B7  
(519) 824-4908



c.c. Councillor Vicki Beard  
Councillor Ian Findlay

# SCHEDULE 6

## Information Meeting "Sign-in" Sheet, Letter and Sketch

City  
— of **Guelph**

Community Design and Development Services  
Working Together to Build Our Community



### SIGN IN SHEET

(PLEASE PRINT)

NAME	FULL ADDRESS/POSTAL CODE	PHONE NUMBER
1 TRACEY GUTHRIE	310 STEVENSON ST N N1E 5B6	519-829-1653
2 FLORIANO ARAMINI	310 STEVENSON ST N N1E 5B6	519-829-1653
3 Guido & Luciana Gatto	115 Pleasant Road N1E 3Z7	519-827-1474
4 TONY RAFFIN	111 Pleasant Road N1E-3Z7	519-822-4990
5 Gloria Raffin	111 Pleasant Rd N1E 3Z7	519-822-4990
6 MARIE RAFFIN	189 METCALFE ST N1E 4Y4	519-822-8650
7 DAVID McCarron	34 SKOV CREST N1E 4B7	519-780-1734
8 Elvira Jaramila	36 SKOV CREST N1E 4B7	519-822-5590
9 Carlos Jaramila	36 SKOV CREST N1E 4B7	519-822-5590
10 WALTER TANTI	24 SKOV CRES N1E 4B7	519-822-5051
11		
12		
13		
14		
15		

\*\*This is an open public meeting. Information collected will form part of the public record\*\*

Address the Mayor and the Counsel Members. Introduce yourself.

This drawing illustrates 2 single detached residential houses, offering the homeowners two sizeable front and back yards.

This solves the dilemma that faces the existing houses on Skov Crescent by eliminating a roadway/driveway invading the existing privacy that they have been accustomed to for over 40 years.

It also conforms with the existing neighborhood and keeps the zoning the same without having to amend anything at all.

The proposed 3<sup>rd</sup> building that was illustrated is quite a sizeable one that raises concerns. That building appears to be much greater in size than the semi-detached homes illustrated at the front of the property. The roadway or driveway adds traffic and more pollution to the environment as well as invading people's privacy. We are concerned that this proposed change may be setting a precedent for future homeowners on Pleasant Road to subdivide their lots in the future. I can remember being a youngster and playing at the nearby Elliot Home and tobogganing down the General Hospital hill. Now look at the Elliot Home, it has almost taken over the whole block.

I feel this city is already expanding enough and is taking over good farmland and changing it into new subdivisions. I do not see the need to restructure and crowd an established area.

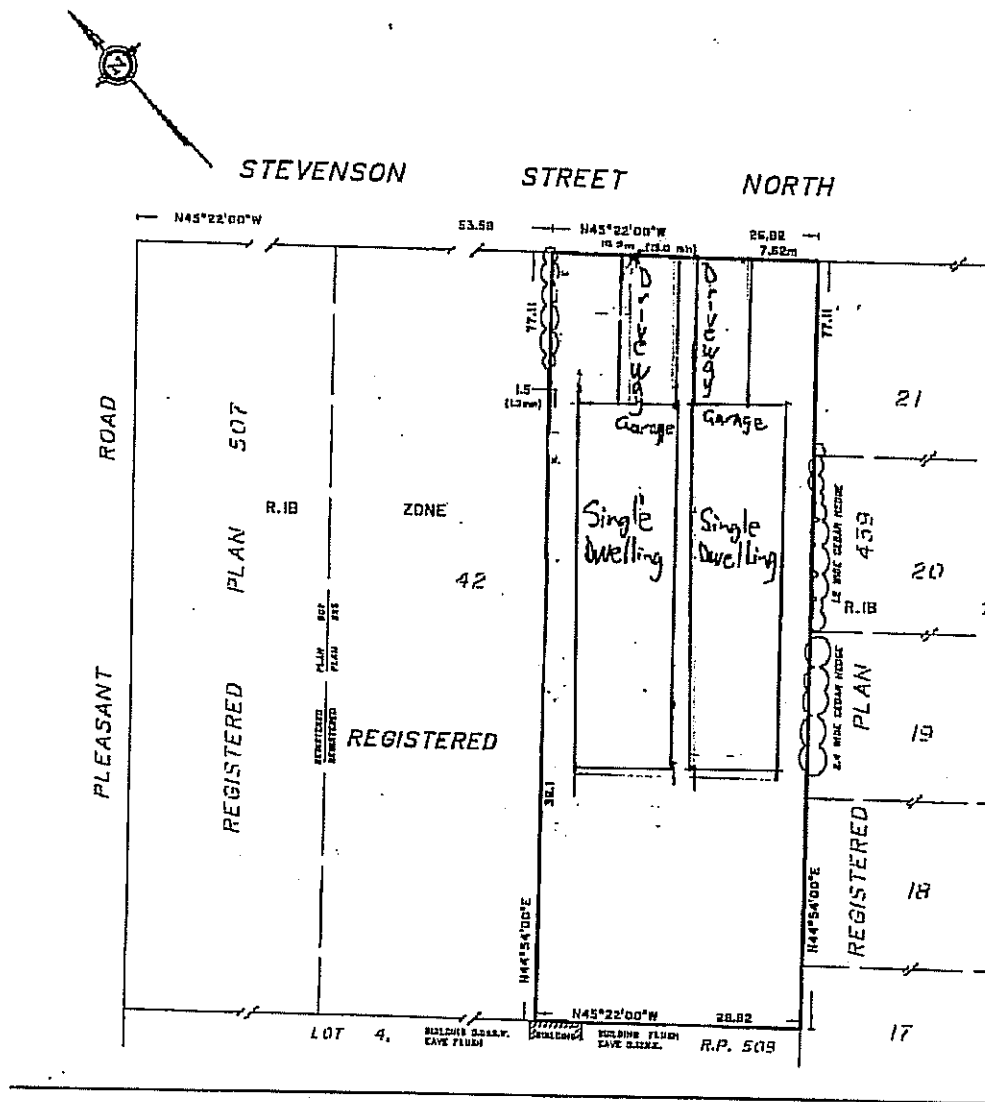
I think I speak for my fellow residents of this neighborhood in stating we don't mind 2 single detached family homes being built on 308 Stevenson Street. What we are opposed to is crowding in 3 dwellings, one of which looks like it could become some sort of a business as the R.1B Zone permit would allow. Also, it is an invasion of privacy for the people on Skov Crescent if a driveway is constructed along their back yards. Another major concern as mentioned at the last meeting, is the danger of increased traffic on Stevenson Street.

Thank you

Concept proposed by Tony Rafter  
Presented at Nov 15 meeting

Public Meeting Notice  
File: ZC0713

PROPOSED CONCEPT PLAN:



# SCHEDULE 7

## Examples of Known Flag Lots in Guelph

41 Caledonia Street  
53 Callander Drive  
25 Chadwick Avenue  
101 College Avenue West  
21 Dormie Lane  
35 Edgehill Drive  
67 Grange Street  
30 Hardy Street  
183 Huron Street  
31 Lemon Street  
104 Maple Street  
61 Martin Avenue  
43 Mont Street  
301 Paisley Road  
287 Paisley Road  
112 Paisley Street  
156 Palmer Street  
26 Paul Avenue  
120 Pleasant Road\*  
39 Stevenson Street North  
336 Stevenson Street North\*  
21 Westmount Road

\*Flag lots located near 308 Stevenson Street North