



## AGENDA

### GUELPH CITY COUNCIL

September 4, 2007 – 7:00 p.m.

- O Canada
- Silent Prayer
- Disclosure of Pecuniary Interest

<p style="text-align: center;"><b>PUBLIC MEETING UNDER THE PLANNING ACT</b></p>
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Council is now in a public meeting under the Planning Act to deal with the following matters:

- 1) **300 GRANGE ROAD: Proposed Draft Plan of Subdivision and Zoning By-law Amendment (23T07505/ZC0711) – Ward 1**
  - Staff presentation by Chris DeVriendt
  - Amy & Neil Rocha
  
- 2) **294, 312, 316 GRANGE ROAD: Proposed Draft Plan of Subdivision and Zoning Amendment (23T07502/ZC0705) – Ward 1**
  - Staff presentation by Chris DeVriendt
  - Astrid Clos on behalf of the applicant

Correspondence

  - Laura & John Bruijns
  
- 3) **200 CRAWLEY ROAD: Proposed Zoning By-law Amendment (ZC0712) – Ward 6**
  - Staff presentation by Melissa Castellan
  - Bill Luffman of Cooper Construction on behalf of applicant
  
- 4) **370-372 STONE ROAD WEST, 304-324 STONE ROAD WEST AND 511 EDINBURGH ROAD SOUTH AND 292 STONE ROAD WEST: proposed Zoning By-law Amendment (ZC0707) – Ward 5**
  - Staff presentation by Melissa Castellan
  - Nancy Shoemaker

**Please bring reports which were previously distributed.**

**HERITAGE REDEVELOPMENT RESERVE**

Report to be distributed under separate cover.

**PROPOSAL TO REDEVELOP THE GUMMER AND VICTORIA PROPERTIES**

Report to be distributed under separate cover.

- Jason Ashdown

**ADJOURNMENT**



# City of Guelph

Report:

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES

(Report 07-71)

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**TO:** Council

**DATE:** 2007/09/04

**SUBJECT: 200 CRAWLEY ROAD: PROPOSED ZONING BY-LAW AMENDMENT  
(ZC0712) – WARD 6**

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### RECOMMENDATION:

**“THAT Report 07-71 dated September 4, 2007 regarding a zoning by-law amendment for property municipally known as 200 Crawley Road from Community Design and Development Services BE RECEIVED.”**

### SUMMARY:

This report provides information on a zoning by-law amendment application from Cooper Construction Limited.

### BACKGROUND:

An application was received from Cooper Construction Limited for a zoning by-law amendment for the property municipally known as 200 Crawley Road and legally described as Part Lot 12, Concession 7, City of Guelph. The application was deemed by the City to be a complete application on July 10, 2007.

### Location

The subject property is located on the east side of Crawley Road, south of the intersection of Crawley Road and Clair Road West (see **Schedule 1**). Surrounding lands are designated Industrial in the City of Guelph Official Plan and include the Tim Horton's Distribution Centre.

This 1.13 ha site has 61 metres of frontage on Crawley Road and a depth of 182.85 metres. The site contains an existing detached dwelling. The lands were recently purchased by Cooper Construction Ltd to facilitate development of adjacent lands for industrial use.

## **Official Plan Designation**

This property is designated 'Industrial' in the City of Guelph Official Plan. This designation recognizes, promotes and maintains lands for industrial development in the City of Guelph. Section 7.7 Industrial of the Official Plan applies to this application. This section outlines the objectives and policies for lands designated 'Industrial'. See **Schedule 2** for the types of uses permitted by this land use designation.

The proposed application does not require an Official Plan amendment.

## **Existing Zoning**

The subject property is currently zoned UR (Urban Reserve). This zone is applied to lands where there may be servicing, access or other development limitations that must be addressed prior to conversion to urban uses. The following uses are permitted in the Urban Reserve Zone:

- Agriculture, Livestock Based
- Agriculture, Vegetation Based (mushroom farms shall not be permitted)
- Conservation Area
- Flood Control Facility
- Outdoor Sportsfield Facilities
- Recreation Trail
- Wildlife Management Area
- Accessory Uses in accordance with Section 4.23

## **REPORT:**

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

The applicant proposes to amend the zoning on the subject property from the UR (Urban Reserve) Zone to the B.1 (Industrial) Zone to permit the land to be developed in conjunction with the surrounding lands which are currently zoned B.1. See **Schedule 3** for a concept plan of the site's potential development. The existing detached dwelling is proposed to be demolished. This dwelling is not listed on the City's Heritage Inventory.

### **Staff Review**

The review of this application will address the following:

- Evaluation of the proposal against the 'Industrial' designation objectives and policies in the Official Plan (Section 7.7);
- Suitability of the proposed development with respect to the future development of surrounding lands; and
- Other comments and issues raised during the circulation of the application

Once the application is analyzed and all issues are addressed, a report from Community Design and Development Services with a recommendation will be considered at a future meeting of Council. Staff expect that this application will be brought forward to Council in the near future for a decision.

**CORPORATE STRATEGIC PLAN:**

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

**FINANCIAL IMPLICATIONS:**

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

**COMMUNICATIONS:**

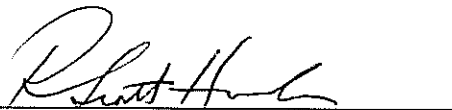
The Notice of Public Meeting was circulated on August 2, 2007 and advertised in the Guelph Tribune on August 10, 2007.

**ATTACHMENTS:**

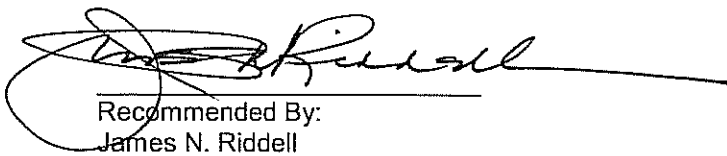
- Schedule 1 – Location Map
- Schedule 2 – Industrial Designation: permitted uses
- Schedule 3 – Preliminary Site Concept Plan



Prepared By:  
Melissa Castellan  
Senior Development Planner



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

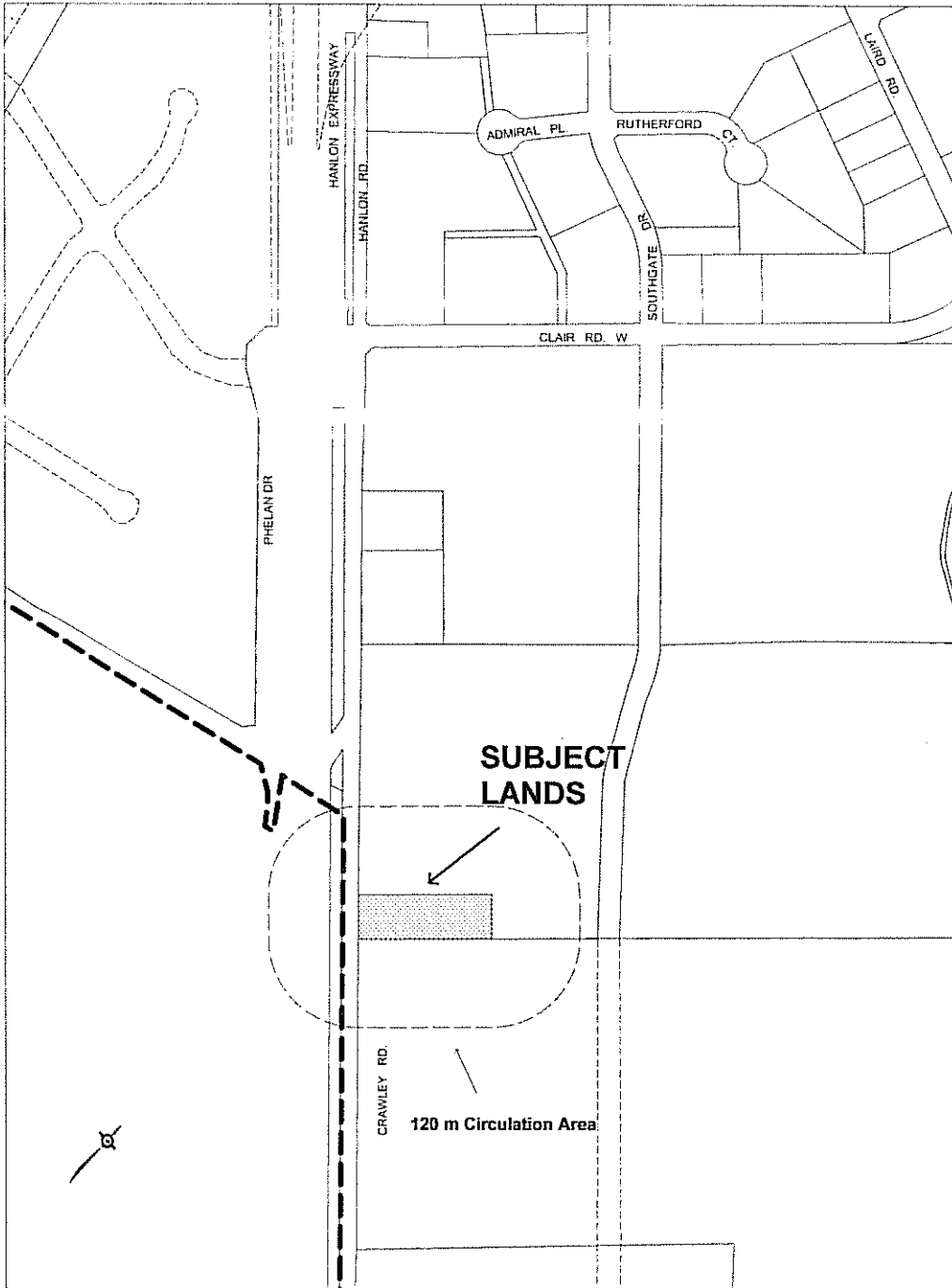


Recommended By:  
James N. Riddell  
Director of Community Design and Development Services

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# Schedule 1

## Location Map



# SCHEDULE 2

## Industrial Designation: Permitted Uses

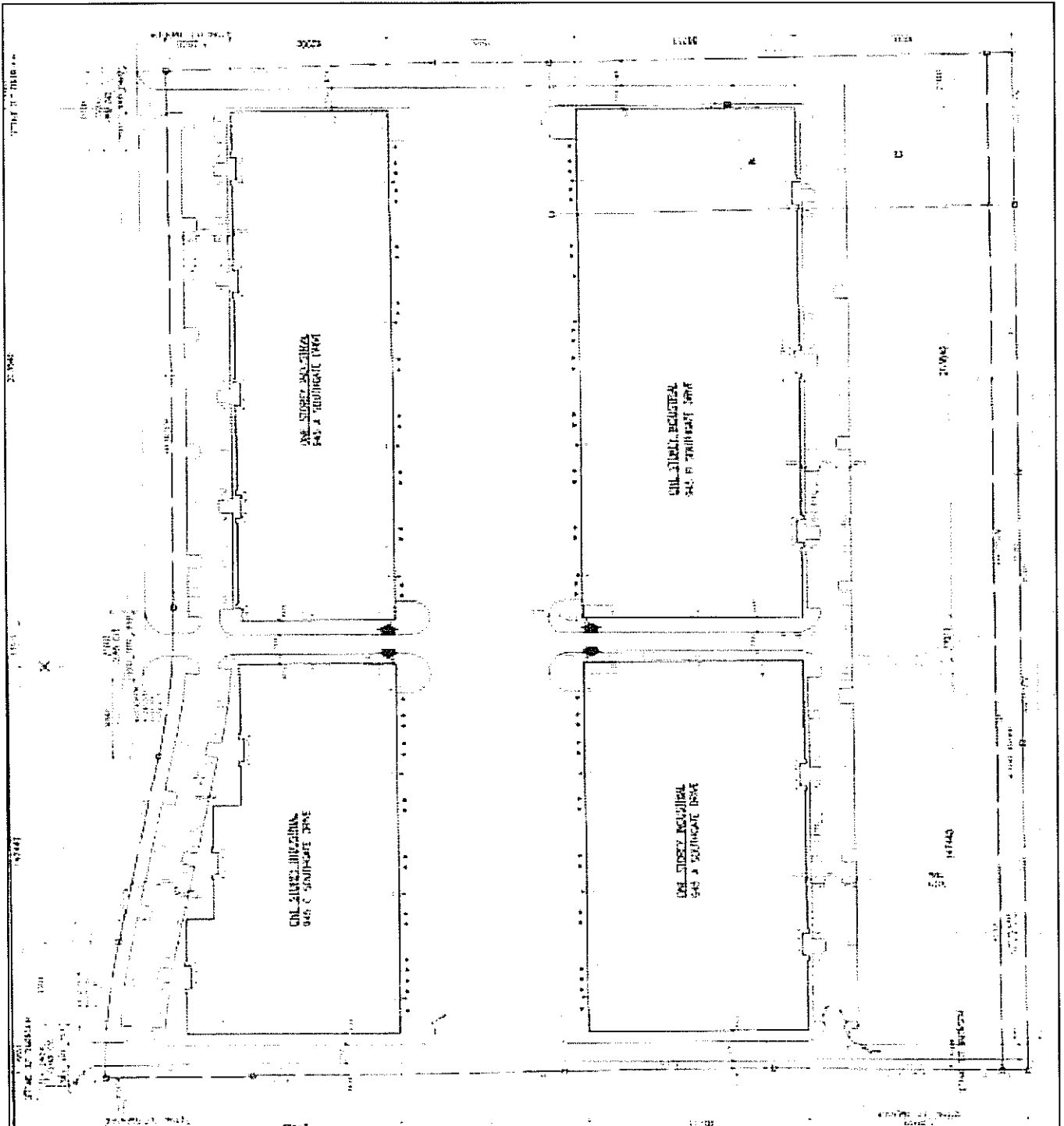
The Industrial designation permits the following land uses:

- a) Industrial uses including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials;
- b) Warehousing and bulk storage of goods;
- c) Laboratories;
- d) Computer and data processing;
- e) Research and development facilities;
- f) Printing, publishing and broadcasting facilities;
- g) Repair and servicing operations;
- h) Transportation terminals;
- i) Contractors' yards;

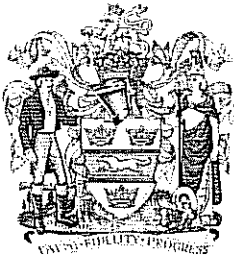
Complementary uses (such as corporate offices, open space and recreation facilities, public and institutional uses and utilities) which do not detract from, and which are compatible with, the development and operation of industrial uses.

# SCHEDULE 3

## Preliminary Site Concept Plan







# City of Guelph

Report:

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES

Report 07-73

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**TO:** Council

**DATE:** 2007/09/04

**SUBJECT:** 370 – 372 Stone Road West, 304-324 Stone Road West and 511 Edinburgh Road South, and 292 Stone Road West: Proposed Zoning By-law Amendment (ZC0707) – Ward 5

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### RECOMMENDATION:

**THAT Report 07-73 dated September 4, 2007 regarding a zoning by-law amendment for properties municipally known as 370 – 372 Stone Road West, 304-324 Stone Road West and 511 Edinburgh Road South, and 292 Stone Road West from Community Design and Development Services BE RECEIVED; and**

**THAT the application by Black, Shoemaker, Robinson and Donaldson Ltd on behalf of L & G Enterprises [Waterloo] Corp and 798842 Ontario Limited for a Zoning By-law Amendment (File ZC0707) from the SC.1-1 (Service Commercial) Zone, the SC.1-42 Zone and the SC.1-23 Zone to a new Specialized CC (Community Shopping Centre) Zone affecting properties municipally known as 370-372 Stone Road West, 304-324 Stone Road West and 511 Edinburgh Road South, and 292 Stone Road West and legally described as Block 56, Registered Plan 805, City of Guelph and Part Lot 1, Concession 7, City of Guelph BE APPROVED in accordance with the regulations set out in Schedule 2 of Community Design and Development Services Report 07-73."**

### SUMMARY:

This report provides information and planning analysis for a zoning by-law amendment application for lands known as 370-372 Stone Road West (Stone Square Centre), 304-324 Stone Road West and 511 Edinburgh Road South (South City Centre) and 292 Stone Road West (Stonegate Plaza).

## **BACKGROUND:**

In 1996, an application was received by the City of Guelph for an Official Plan and Zoning By-law amendment for the subject properties to re-designate the lands for a Community Commercial Centre and amend the zoning to a CC (Community Shopping Centre) Zone. The application was put on hold by the applicant due to ongoing City studies relating to commercial developments including the Comprehensive Commercial Policy Review. The applicant recently requested that the file be re-activated based on the new Commercial Policies that designate the subject properties as a commercial Intensification Area. Based on the new commercial policies, an Official Plan amendment is no longer required.

### **Location**

The subject properties are located on the south side of Stone Road, west of the intersection of Stone Road West and Edinburgh Road South (see **Schedule 1**). The subject properties are existing commercial plazas known as Stone Square Centre, South City Centre and Stonegate Plaza. Surrounding land uses include Stone Road Mall to the north, residential townhouses to the west, east and south and municipal park land to the south.

The land area of the subject properties is approximately 6.25 ha. The gross floor area of the existing commercial buildings on these sites is approximately 12 900 square metres (139 000 square feet).

### **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.1-1 (Service Commercial) Zone, SC.1-42 Zone and SC.1-23 Zone  
See **Schedule 3** for the uses permitted in each of these zones.

## **REPORT:**

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

This application proposes to rezone the property to include all of the permitted uses within the CC (Community Shopping Centre) Zone and the uses currently permitted on the subject properties. The permitted uses for the proposed new Specialized CC Zone are listed in **Schedule 2**.

The subject properties are existing commercial plazas. The zoning amendment seeks to broaden the scope of permitted uses on the property to fit with the 'Intensification Area' designation of the Official Plan.

**Public Comments**

The Notice of Application was circulated to agencies and area residents on April 23, 2007. No comments were received and no concerns were raised by the public during the circulation of this application.

**Planning Analysis**

This application has been reviewed in terms of the Official Plan policies related to commercial development and the 'Intensification Area' designation. The subject properties were designated 'Intensification Area' in 2006 with the approval of the Commercial Policy Review. This application is consistent with the policies of the Official Plan.

These commercial plazas are situated in an area that is characterized by a mix of uses. Surrounding land uses consist of medium density residential townhouses and a regional shopping mall. This amendment is a logical implementation of the Official Plan's Commercial policies through the expansion of the range of permitted uses on the subject properties in accordance with the type of uses outlined in the Official Plan. The proposed uses are appropriate and well suited to the site. There is no new development expected with this application as the plazas are fully built-out at this time. Future redevelopment opportunities may be possible but have not been contemplated by the applicant with this application.

This Zoning By-law amendment is recommended for approval in accordance with the regulations outlined in **Schedule 2** of this report.

**CORPORATE STRATEGIC PLAN:**

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

**FINANCIAL IMPLICATIONS:**

N/A - No new development is proposed at this time.

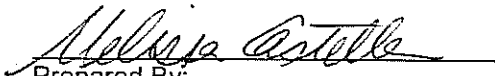
**DEPARTMENTAL CONSULTATION:**

The public and agency comments received during the review of the application are included on **Schedule 4**.

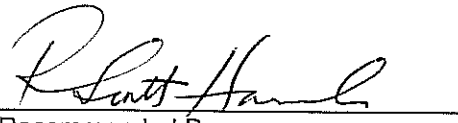
**ATTACHMENTS:**

- Schedule 1 – Location Map
- Schedule 2 – Regulations
- Schedule 3 – Existing Zoning
- Schedule 4 – Circulation Comments

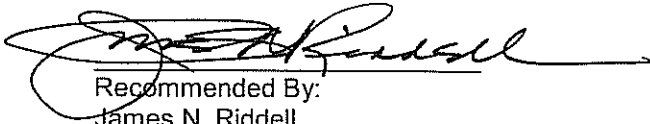
Schedule 5 – Public Notification Summary



Prepared By:  
Melissa Castellan  
Senior Development Planner



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

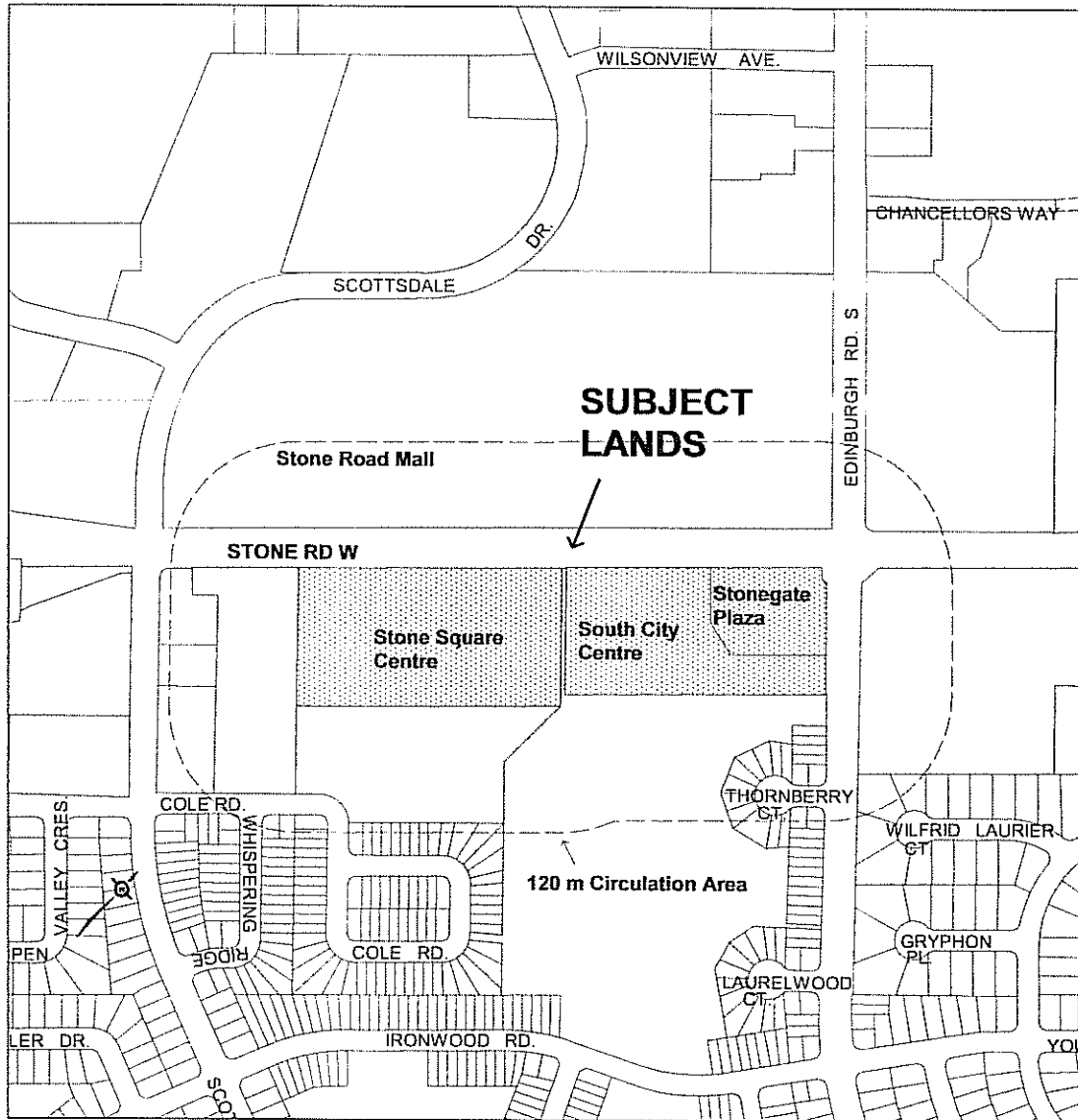


Recommended By:  
James N. Riddell  
Director of Community Design and Development Services

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# SCHEDULE 1

## Location Map



# SCHEDULE 2

## Proposed Zoning By-law Amendment Regulations

The properties affected by this Zoning By-law Amendment are municipally known as 370-372 Stone Road West, 304-324 Stone Road West and 511 Edinburgh Road South, and 292 Stone Road West and legally described as Block 56, Registered Plan 805, City of Guelph and Part Lot 1, Concession 7, City of Guelph.

The following zoning is proposed:

CC-? (Specialized Community Shopping Centre) Zone

### Regulations

#### Permitted Uses

In accordance with Section 6.2.1.2 of Zoning By-law (1995) – 14864, as amended; including the following uses:

Bake Shop  
Convenience Store  
Florist  
Hardware Store  
Hotel  
Liquor Store  
Office Supply  
Parking Facility  
Pharmacy  
Photofinishing Place  
Print Shop  
Repair Service  
Research Establishment  
Retail Warehouse  
Service-oriented Sporting Goods Store  
Vehicle Parts Establishment  
Vehicle Service Station  
Vehicle Specialty Repair Shop  
Video Rental Outlet

**Note: Section 6.2.1.2 permits the following uses:**

Dwelling Units with permitted commercial Uses in the same Building  
Art Gallery  
Artisan Studio  
Club

Day Care Centre  
Dry Cleaning Outlet  
Financial Establishment  
Group Home in accordance with Section 4.25  
Laundry  
Library  
Medical Clinic  
Medical Office  
Office  
Personal Service Establishment  
Religious Establishment  
Restaurant  
Restaurant (take-out)  
Retail Establishment  
Vehicle Gas Bar  
Veterinary Service  
Amusement Arcade  
Carwash, Automatic  
Carwash, Manual  
Commercial Entertainment  
Commercial School  
Funeral Home  
Garden Centre  
Public Hall  
Recreation Centre  
Rental Outlet  
Tavern  
Taxi Establishment

### 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 3

## Existing Zoning

### SC.1-1 Permitted Uses

Car wash, Manual	Pharmacy
Car wash, Automatic	Recreation Centre
Catalogue Sales Outlet	Rental Outlet
Commercial Entertainment	Retail Warehouse
Convenience Store	Restaurant
Day Care Centre	Restaurant (take-out)
Dry Cleaning Outlet	Service-oriented Sporting Goods Store
Financial Establishment	Vehicle Gas Bar
Hardware Store	Vehicle Parts Establishment
Hotel	Vehicle Service Station
Laundry	Vehicle Specialty Repair Shop
Liquor Store	Retail Sales of: paint and wallpaper
Medical Office	Veterinary Service
Medical Clinic	Video Rental Outlet
Office Supply	Accessory Uses
Office	Occasional Uses
Personal Service Establishment	

### SC.1-23 Permitted Uses

Car Wash, Automatic	Religious Establishment
Catalogue Sales Outlet	Research Establishment
Commercial Entertainment	Restaurant
Commercial School	Restaurant (take-out)
Financial Establishment	Retail sales of: electrical/lighting supplies, furniture and appliances, and electronic and audio- visual equipment
Funeral Home	Retail Warehouse,
Hardware Store	Vehicle Gas Bar
Hotel	Vehicle Service Station
Liquor Store	Veterinary Service
Medical Clinic	Accessory Uses
Office Supply	Occasional Uses
Parking Facility	
Print Shop	
Recreation Centre	

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

All of the Uses listed above for SC.1-23 and the following:

*The City That Makes A Difference*



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

Personal Service Establishment  
Pharmacy  
Photofinishing Place  
Rental Outlet  
Repair Service  
Taxi Establishment  
Vehicle Parts Establishment  
Video Rental Outlet

## SC.1-42 Permitted Uses

Car Wash, Manual  
Car Wash, Automatic  
Catalogue Sales Outlet  
Commercial Entertainment  
Convenience Store  
Day Care Centre  
Dry Cleaning Outlet  
Financial Establishment  
Hardware Store  
Hotel  
Laundry  
Liquor Store  
Medical Office  
Medical Clinic  
Office Supply  
Office  
Personal Service Establishment

Pharmacy  
Recreation Centre  
Rental Outlet  
Restaurant  
Restaurant (take-out)  
Retail Warehouse  
Vehicle Gas Bar  
Vehicle Parts Establishment  
Vehicle Service Station  
Vehicle Specialty Repair Shop  
Retail Sales of: paint and wallpaper  
Veterinary Service  
Video Rental Outlet  
Accessory Uses  
Occasional Uses

# SCHEDULE 4

## Circulation Comments

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Planning	✓		
Engineering	✓		
Parks Planning	✓		
Finance	✓		
Economic Development	✓		
Police Service	✓		
Wellington Catholic District School Board	✓		
Guelph Chamber of Commerce	✓		
County of Wellington	✓		
Guelph Development Association	✓		
Ben Bennett Residents for Sustainable Development	✓		

# SCHEDULE 5

## Public Notification Summary

February 28, 2007	Application received by the City of Guelph
April 18, 2007	Notice of Application Sign posted on property
April 23, 2007	Notice of Application mailed to prescribed agencies and surrounding property owners within 120 metres.
August 8, 2007	Notice of Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres.
August 10, 2007	Notice of Public Meeting advertised in the Guelph Tribune.
September 4, 2007	Public Meeting of City Council



# City of Guelph

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES (Report 07-76)

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**TO:** Council

**DATE:** 2007/09/04

**SUBJECT: 300 GRANGE ROAD: PROPOSED DRAFT PLAN OF  
SUBDIVISION AND ZONING AMENDMENT (23T07505/ZC0711)  
– WARD 1**

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### RECOMMENDATION:

**“THAT Report 07-76 dated September 4, 2007 regarding an application for a draft plan of subdivision and zoning by-law amendment for property municipally known as 300 Grange Road from Community Design and Development Services BE RECEIVED.**

### SUMMARY:

This report provides information on a draft plan of subdivision and zoning amendment application from Van Harten Surveying Inc. on behalf of Gateway Homes Inc.

### BACKGROUND:

An application was received for a draft plan of subdivision and zoning amendment for the property municipally known as 300 Grange Road and legally described as Part Lot 6 and 7, Registered Plan 53, Division "C", City of Guelph. The application was deemed by the City to be a complete application on June 14, 2007.

### Location

The lands affected by this application include properties on the north side of Grange Road between Hadati Creek and existing development on Raspberry Lane (see **Location Map** in **Schedule 1**).

The subject lands comprise approximately 2.9 hectares of land that is bounded by Hadati Creek to the west, existing residential development to the north and south, and vacant agricultural lands to the east which are the subject of a similar application (23T07502/ZC0705).

### **Official Plan Designation**

The property is designated "General Residential" in the Official Plan. This designation is intended to provide all forms of residential development, with the general character of development in the form of low-rise housing. The relevant "General Residential" policies of the Official Plan are attached in **Schedule 5**.

### **Existing Zoning**

The subject property is currently zoned UR (Urban Reserve) Zone. This zone is applied to lands where there may be servicing, access or other development limitations that must be addressed prior to conversion to urban uses. The following uses are permitted in the Urban Reserve Zone:

- Agriculture, Livestock Based
- Agriculture, Vegetation Based (mushroom farms shall not be permitted)
- Conservation Area
- Flood Control Facility
- Outdoor Sportsfield Facilities
- Recreation Trail
- Wildlife Management Area
- Accessory Uses in accordance with Section 4.23

## **REPORT:**

### **Description of Proposed Draft Plan of Subdivision**

The applicant proposes to subdivide the subject property in accordance with the attached Draft Plan of Subdivision shown in **Schedule 2**. The proposed application represents an infill subdivision of approximately 92 residential units, consisting of 14 lots for single detached dwellings, one cluster townhouse block (67 units) and a maximum of 11 residential units proposed within a flex-zoned block. This would allow the construction of either on-street townhouses, semi-detached dwellings or detached dwellings. The 11 dwelling units represents the scenario if the block were developed for on-street townhouses.

Development of the subject lands is being proposed independent of adjacent vacant lands to the east and the 0.21 hectare property directly opposite Hagan Avenue (294 Grange Road), which are under different ownership. A separate draft plan of subdivision and zoning by-law amendment application has been submitted for these adjacent lands (23T07505/ZC0711). A comprehensive and coordinated review of both applications will be required to ensure an appropriate

street network and appropriate subdivision design is achieved for this overall area.

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

To accommodate the proposed draft plan of subdivision, the applicant is proposing to amend the zoning of the subject lands from the Urban Reserve "UR" Zone in the City of Guelph Zoning By-law to the Residential Single Detached R.1D Zone, the R.3A Cluster Townhouse Zone and a Specialized R.3A-? Cluster Townhouse Zone. The proposed zoning concept is shown in **Schedule 3**.

The proposed Specialized R.3A-? Cluster Townhouse Zone is being requested for Block 15 to permit on-street townhouses, semi-detached dwellings or single detached dwellings. The final housing form will be determined at the time of registration depending upon market conditions.

### **Supporting Documents**

1. Gateway Homes Inc. Grange Road Residential Development Preliminary Servicing Strategy & Stormwater Management Plan. Prepared by R.J. Burnside & Associates Limited. April 2007.

### **Public Comments**

The following issues were raised during the circulation of this application:

- Traffic impacts, congestion and safety
- Lack of services in the area to support the subdivision
- On-street parking concerns

### **Staff Review**

The review of this application will address the following issues:

- Evaluate against with the 'General Residential' designation policies in the Official Plan
- Achieving a coordinated development with the adjacent draft plan of subdivision application to the west (23T07505/ZC0711) to ensure an appropriate subdivision design and street network is achieved
- Urban design and zoning regulations to achieve design principles
- Compatibility with adjacent residential uses
- Suitability of site servicing and stormwater management
- The need for a neighbourhood park
- Other comments and issues raised during the circulation of the application

Once the application is analyzed and all issues are addressed, a report from Community Design and Development Services with a recommendation for refusal or approval will be considered at a future meeting of Council.

**CORPORATE STRATEGIC PLAN:**

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

**FINANCIAL IMPLICATIONS:**


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

**COMMUNICATIONS:**

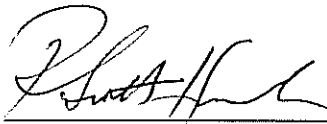
The Notice of Application and Notice of Public Meeting was circulated on June 29, 2007.

**ATTACHMENTS:**

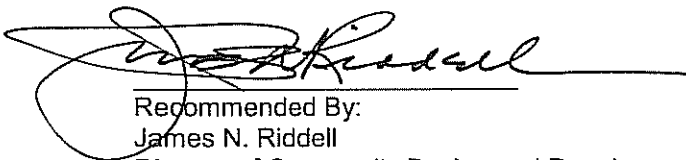
- Schedule 1 – Location Map
- Schedule 2 – Proposed Draft Plan of Subdivision
- Schedule 3 – Proposed Zoning Concept
- Schedule 4 – 'General Residential' Official Plan policies



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

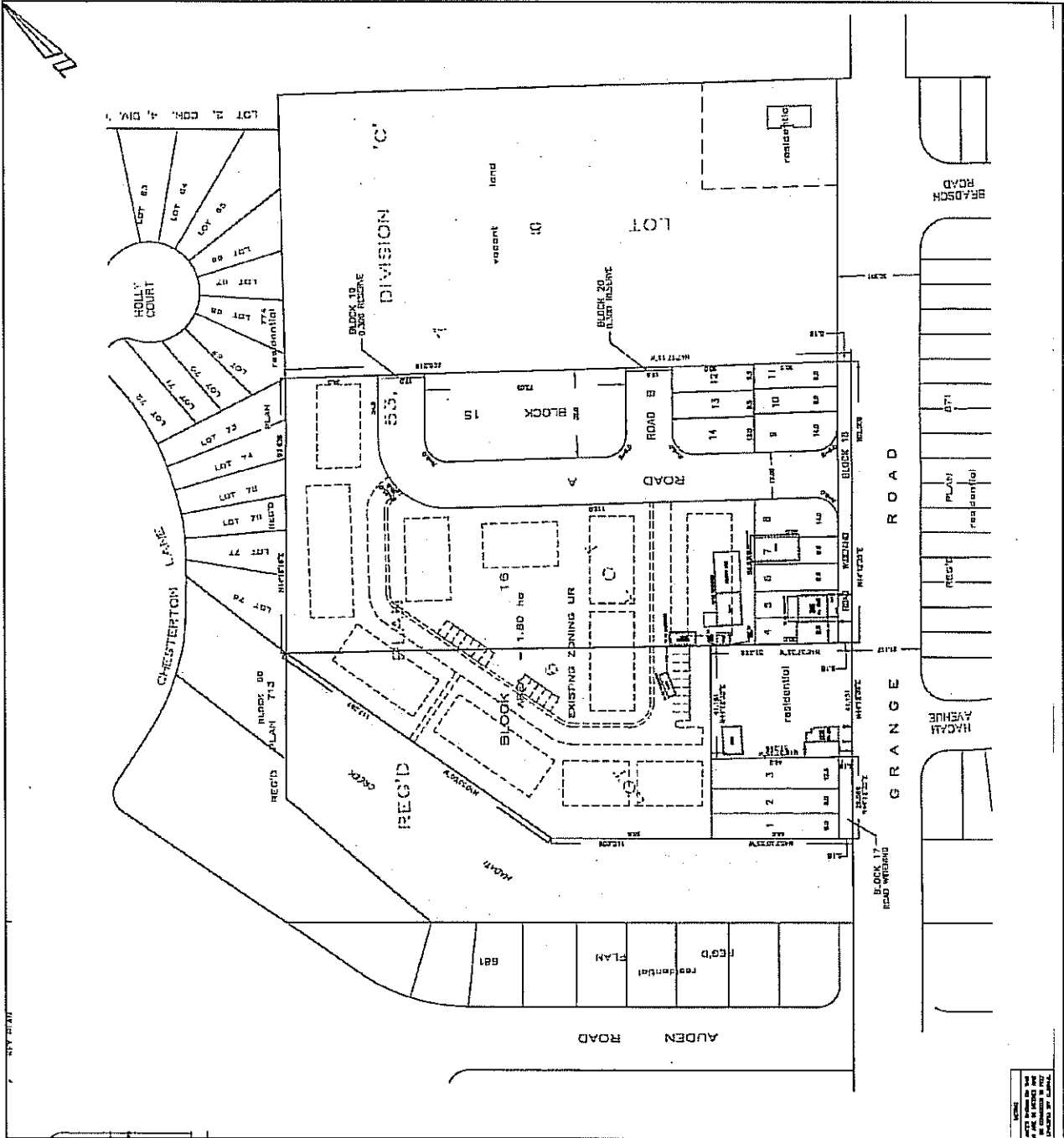
# Schedule 1 Location Map





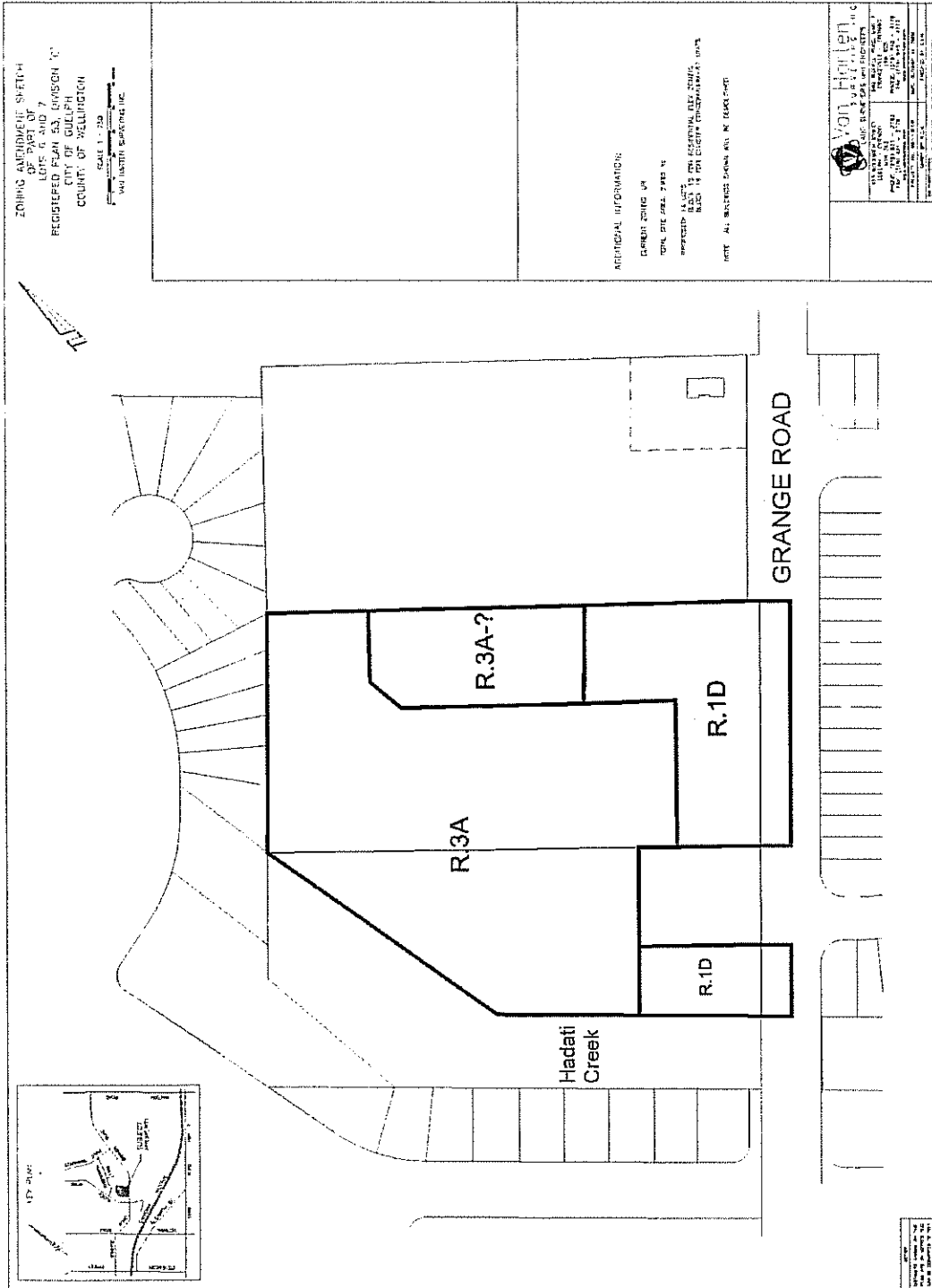
# SCHEDULE 2

## Proposed Draft Plan of Subdivision



# SCHEDULE 3

## Proposed Zoning Concept



# SCHEDULE 4

## “General Residential” Official Plan Policies

### '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.



# City of Guelph

## COMMUNITY DESIGN AND DEVELOPMENT SERVICES (Report 07-75)

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**TO:** Council

**DATE:** 2007/09/04

**SUBJECT:** 294, 312, 316 GRANGE ROAD: PROPOSED DRAFT PLAN OF  
SUBDIVISION AND ZONING AMENDMENT (23T07502/ZC0705)  
– WARD 1

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### RECOMMENDATION:

**“THAT Report 07-75 dated September 4, 2007 regarding an application for a draft plan of subdivision and zoning by-law amendment for property municipally known as 294, 312 and 316 Grange Road from Community Design and Development Services BE RECEIVED.**

### SUMMARY:

This report provides information on a draft plan of subdivision and zoning amendment application from Astrid J. Clos Planning Consultants on behalf of Lunor Group Inc. and Fabbian Homes Inc.

### BACKGROUND:

An application was received for a draft plan of subdivision and zoning amendment for the property municipally known as 294, 312 and 316 Grange Road and legally described as Lot 8, Registered Plan 53, Division “C”, City of Guelph. The application was deemed by the City to be a complete application on April 20, 2007.

### Location

The lands affected by the application include three properties on the north side of Grange Road between Hadati Creek and the existing development on Raspberry Lane. The subject properties are known municipally as 294, 312 and 316 Grange Road (see **Location Map** in **Schedule 1**).

The subject properties comprise approximately 2 hectares of land that is bounded by existing residential development to the north, east and south and vacant agricultural lands to the west known as 300 Grange Road, which are the subject of a similar application (23T07505/ZC0711).

### **Official Plan Designation**

The property is designated "General Residential" in the Official Plan. This designation is intended to provide all forms of residential development, with the general character of development in the form of low-rise housing. The relevant "General Residential" policies of the Official Plan are attached in **Schedule 5**.

### **Existing Zoning**

The majority of the subject lands that include 294 and 312 Grange Road are currently zoned UR (Urban Reserve) Zone. The Urban Reserve Zone is applied to lands where there may be servicing, access of other development limitations that must be addressed prior to conversion to urban uses. The following uses are permitted in the Urban Reserve Zone:

- Agriculture, Livestock Based
- Agriculture, Vegetation Based (mushroom farms shall not be permitted)
- Conservation Area
- Flood Control Facility
- Outdoor Sportsfield Facilities
- Recreation Trail
- Wildlife Management Area
- Accessory Uses in accordance with Section 4.23

The remaining portion of the subject lands that includes 316 Grange Road is currently zoned Specialized Residential Single Detached (R.1B-35) Zone. This property was rezoned from the Urban Reserve Zone to the Specialized R.1B-35 Zone on April 19, 2005 to recognize the existing single detached dwelling. The Specialized R.1B-35 Zone excludes a lodging house use from the list of permitted uses within the standard R.1B Zone. The following uses are permitted within the R.1B-35 Zone:

- Single Detached Dwelling
- Accessory Apartment in accordance with Section 4.15.1
- Bed and Breakfast establishment in accordance with Section 4.27
- Day Care Centre in accordance with Section 4.26
- Group Home in accordance with Section 4.25
- Home Occupation in accordance with Section 4.19

The existing zoning is shown on **Schedule 3**.

## **REPORT:**

### **Description of Proposed Draft Plan of Subdivision**

The applicant proposes to subdivide the subject property in accordance with the attached Draft Plan of Subdivision shown in **Schedule 2**. The proposed application represents an infill subdivision of 63 residential units, consisting of 7 single detached lots, 34 semi-detached units and 22 on-street townhouse units.

Development of the subject lands is being proposed independent of the adjacent vacant lands to the west that are under different ownership (300 Grange Road). A separate draft plan of subdivision and zoning by-law amendment application has also been submitted for these adjacent lands (23T07505/ZC0711). A comprehensive and coordinated review of both applications will be required to ensure an appropriate street network and appropriate subdivision design is achieved for this new residential area.

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

To accommodate the proposed draft plan of subdivision, the applicant is proposing to amend the zoning of the subject lands from Urban Reserve "UR" Zone and Specialized Residential Single Detached (R.1B-35) Zone in the City of Guelph Zoning By-law to the Residential Single Detached R.1D Zone, the Residential Semi-Detached R.2 Zone, the Specialized Semi-Detached R.2-? Zone and a Specialized On-Street Townhouse R.3B-? Zone.

The parcel of land located outside the boundary of the proposed draft plan of subdivision (294 Grange Road) to the west is proposed to be zoned to the Residential Single Detached R.1D Zone to permit additional single detached lots through a future severance application. The property at 316 Grange Road containing the existing single detached dwelling is proposed to be rezoned from the current R.1B-35 Zone to the R.1D Zone. The applicant intends to retain and incorporate the existing dwelling into the lot pattern of the proposed subdivision.

The proposed zoning concept is shown in **Schedule 4**.

The Specialized R.2-? Zone is being requested to permit a minimum lot area of 215 square metres for each unit from the current 230 square metre requirement in the zoning by-law and to permit a minimum exterior yard setback of 4.5 metres from the current 6 metre requirement. The Specialized R.3B-? Zone is being requested to permit a minimum lot area per dwelling unit of 170 square metres from the current requirement of 180 square metres.

### **Supporting Documents**

1. LUNOR Group Inc. Grange Road Residential Development Preliminary Servicing Strategy & Stormwater Management Plan. Prepared by R.J. Burnside & Associates Limited. February 2007.

## **Public Comments**

The following issues were raised during the circulation of this application:

- Traffic impacts, congestion and safety
- Lack of services in the area to support the subdivision
- On-street parking concerns

The letters received during the circulation of this application are attached in **Schedule 6**.

## **Staff Review**

The review of this application will address the following issues:

- Evaluate against with the 'General Residential' designation policies in the Official Plan
- Achieving a coordinated development with the adjacent draft plan of subdivision application to the west (23T07505/ZC0711) to ensure an appropriate subdivision design and street network is achieved
- Urban design and zoning regulations to achieve design principles
- Compatibility with adjacent residential uses
- Suitability of site servicing and stormwater management
- The need for a neighbourhood park
- Other comments and issues raised during the circulation of the application

Once the application is analyzed and all issues are addressed, a report from Community Design and Development Services with a recommendation for refusal or approval will be considered at a future meeting of Council.

## **CORPORATE STRATEGIC PLAN:**

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

## **FINANCIAL IMPLICATIONS:**

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

## **COMMUNICATIONS:**

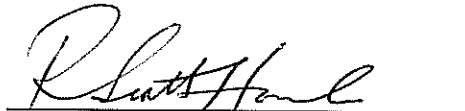
The Notice of Application and Notice of Public Meeting was circulated on April 26, 2007.

**ATTACHMENTS:**

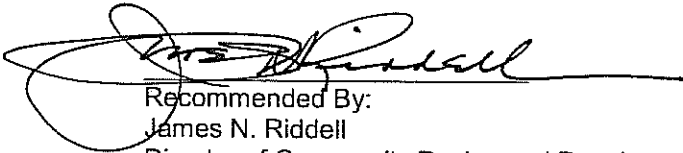
- Schedule 1 – Location Map
- Schedule 2 – Proposed Draft Plan of Subdivision
- Schedule 3 – Existing Zoning
- Schedule 4 – Proposed Zoning Concept
- Schedule 5 – 'General Residential' Official Plan policies
- Schedule 6 – Public Comments Received as of August 9, 2007



Prepared By:  
Chris DeVriendt  
Senior Development Planner



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

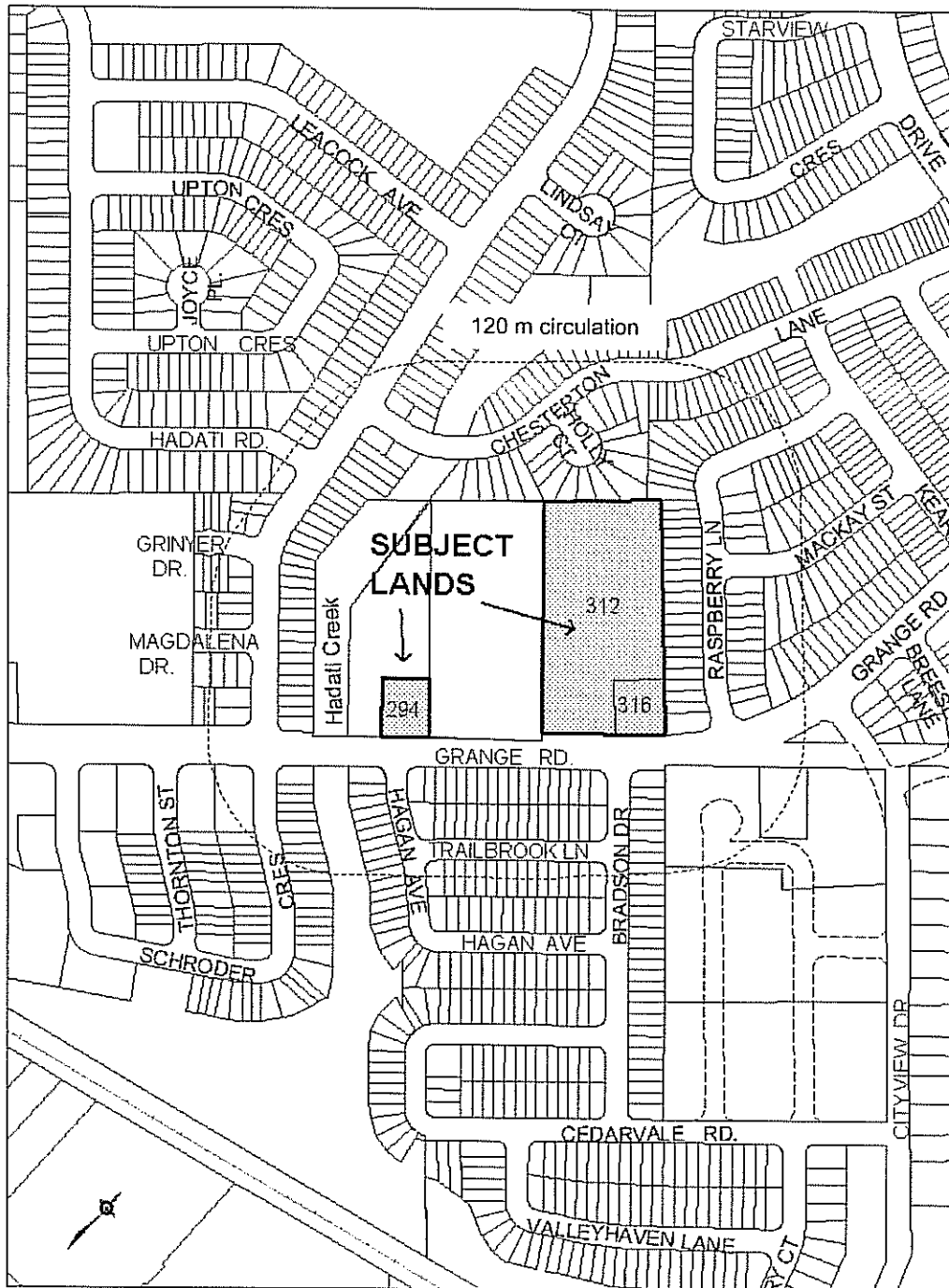


Recommended By:  
James N. Riddell  
Director of Community Design and Development  
Services

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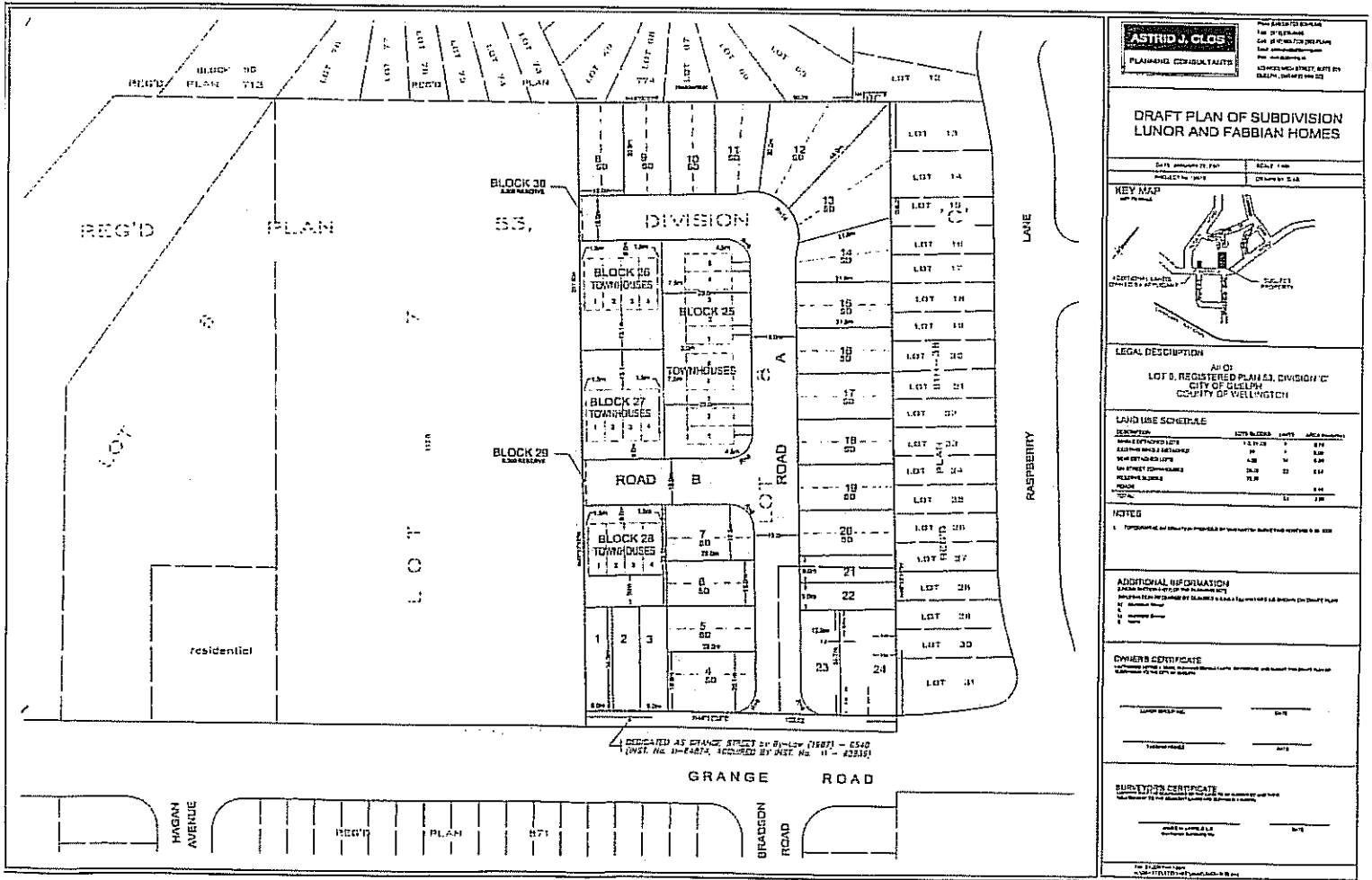


# Schedule 1 Location Map



# SCHEDULE 2

## Proposed Draft Plan of Subdivision



THIS DRAFTED SCHEDULE 2 PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A PLAN FOR SUBDIVISION. THE CITY OF WELLSBURY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

**ASTRID J. CLOS**  
PLANNING CONSULTANTS

**DRAFT PLAN OF SUBDIVISION  
LUNOR AND FABBIAN HOMES**

DATE: 10/15/2019 PROJECT NO: 19012 DRAWN BY: J.A.B.

**KEY MAP**

**LEGAL DESCRIPTION**

ALL OF  
LOT 2, REGISTERED PLAN 53, DIVISION 'C'  
CITY OF WELLSBURY  
COUNTY OF WELLSBURY

**LAND USE SCHEDULE**

DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE
RESIDENTIAL	1,217,000	27.8	87.5
COMMERCIAL	100,000	2.3	7.0
INDUSTRIAL	100,000	2.3	7.0
TOTAL	1,417,000	32.4	100.0

**NOTES**

1. The proposed subdivision is subject to the approval of the City of Wellsbury.

**ADDITIONAL INFORMATION**

THIS PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF WELLSBURY AND THE COUNTY OF WELLSBURY. THE CITY OF WELLSBURY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

**OWNERS CERTIFICATE**

I, the undersigned, being the owner of the above described land, do hereby certify that the above is a true and correct copy of the plan as shown to me by the City of Wellsbury.

\_\_\_\_\_  
Date: \_\_\_\_\_

**SUBMITTER'S CERTIFICATE**

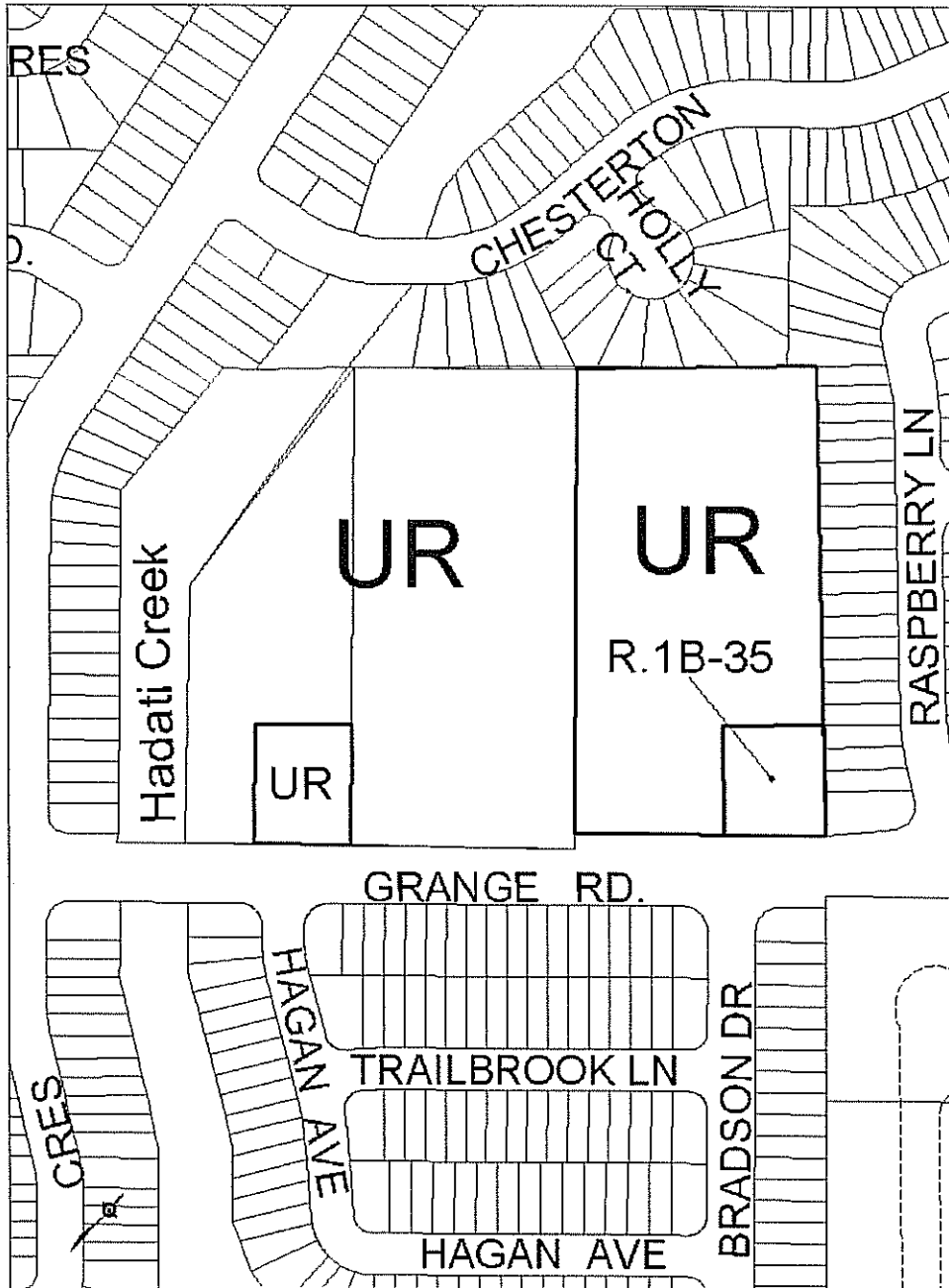
I, the undersigned, being the submitter of the above described land, do hereby certify that the above is a true and correct copy of the plan as shown to me by the City of Wellsbury.

\_\_\_\_\_  
Date: \_\_\_\_\_

THE CITY OF WELLSBURY  
 1000 WELLSBURY STREET, WELLSBURY, ONTARIO N3B 1Y1

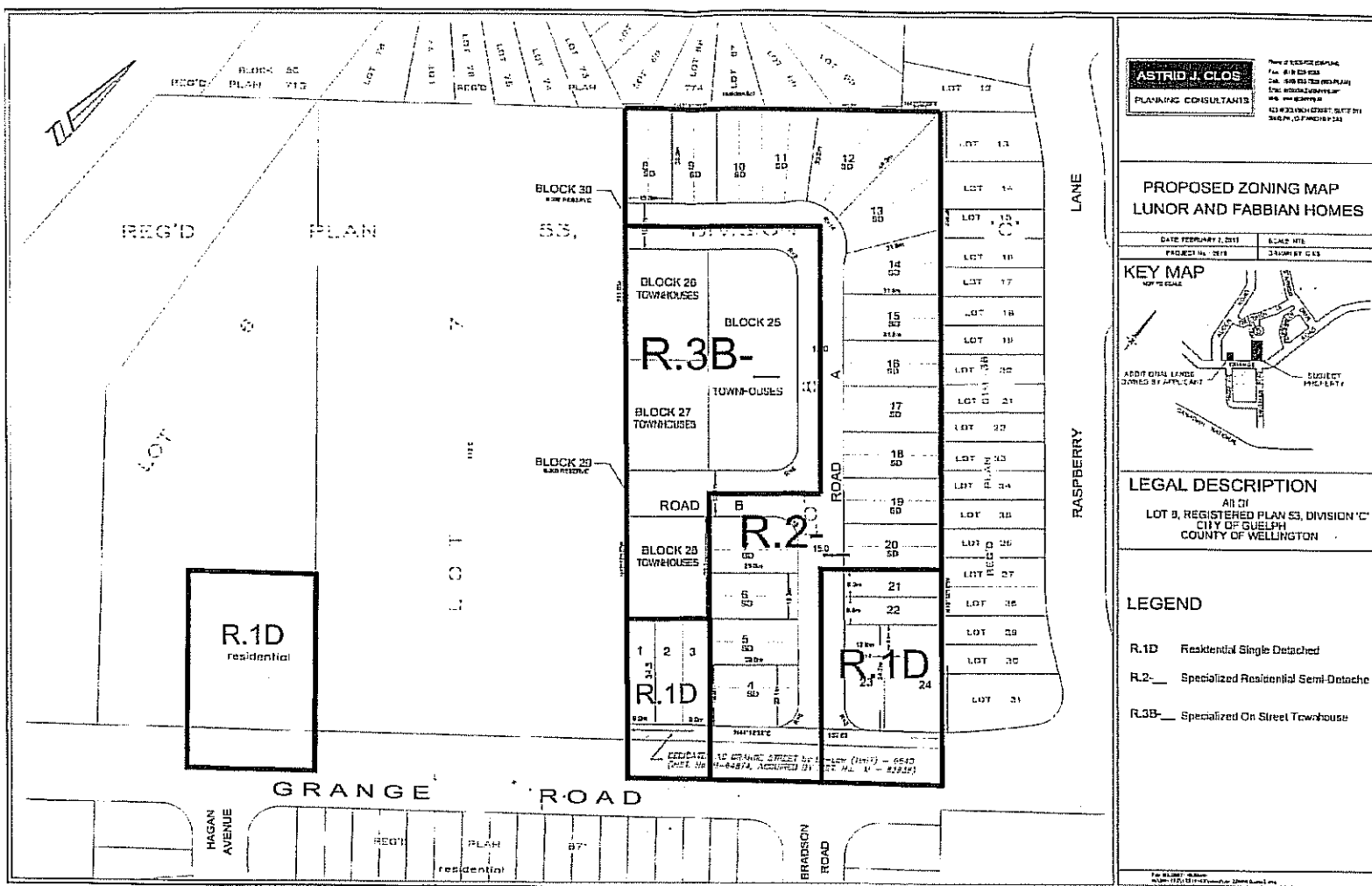
# SCHEDULE 3

## Existing Zoning



# SCHEDULE 4

## Proposed Zoning Concept



# SCHEDULE 5

## “General Residential” Official Plan Policies

### '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 6**

**Public Comments Received as of August 9, 2007**

JUL 26 2007

Chris Devriendt  
Senior Development Planner  
City Hall  
59 Carden St  
Guelph, ON  
N1H 3A1

Cc: Lois Giles  
City Clerk  
City Hall  
59 Carden St  
Guelph, ON  
N1H 3A1

July 24, 2007

Re: Proposed Draft Plan of Subdivision-- File # 23T-07502/ZC0705

Dear Chris:

We are the homeowners of 299 Grange Rd and are writing to you in regards to the aforementioned development plan. While we appreciate the desire for development to increase the tax base for the City of Guelph, we have a few items of concern that we feel should be taken into consideration.

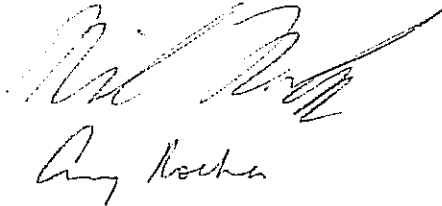
Currently, there is parking permitted along both sides of Grange Rd. While this isn't entirely desirable—the speeds at which some vehicles utilize the road are in excess of the speed limit—allowing a subdivision will increase traffic flow. Increased traffic flow isn't on its own a problem, however, but our home is slated to have a road directly opposite our driveway. With street parking on either side of the road, increased traffic, and people turning left and right from the new roadway, it will become more difficult for us to leave our driveway, as visibility will diminish.

Is it not feasible to move the roadway to make a true intersection at Bradson Avenue with stop signs? This seems the most logical move, as it will not impact any current residences on Grange Rd.

If that were not feasible, then we would request the prohibition of parking on both sides of Grange Rd surrounding the new roadway. This would make the area safer for existing homeowners to leave their driveways, as visibility would increase along with the new increased traffic flow.

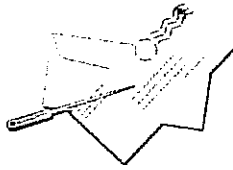
Also, the situation mentioned above will become even more of an issue once the new Grange Hill Public School is built, as traffic will surely increase again.

Thank you for hearing our concerns. We look forward to further discussion on this matter.

A handwritten signature in black ink, appearing to read "Neil and Amy Rocha". The signature is stylized and cursive, with a large flourish at the end.

Neil and Amy Rocha





URBAN  
DEVELOPMENT

AND  
Ari Uotila  
38 Raspberry Lane  
Guelph, Ontario  
CANADA N1E 7H5  
Tel: +1 519 836 0928  
E-mail: ari\_uotila@worldvision.ca

June 22, 2007

COMMUNITY DESIGN AND  
DEVELOPMENT SERVICES

JUN 26 2007

Chris DeVriendt  
Senior Development Planner  
Guelph City Hall,  
59 Carden Street, Guelph, ON  
N1H 3A1

Dear Sir:

**Re: Application for Subdivision, Grange Road Subdivision, Lot 8, Registered Plan 53, Division "C",  
Guelph**

I am a homeowner adjoining the properties in question and in receipt of your communique dated April 26, 2007 concerning the development of these lands. Please make a consideration of this submission as you and your staff prepare the Planning Staff Recommendation to the Council. I have two main requests/comments:

- a. If possible, I recommend that the City develop all the adjacent lands in this area at the same time in order to achieve optimal city infrastructure and services installation as well as general planning harmony for the area. In this context I refer to the plots 312, 316 and 294 in question - but also the areas to the southwest of Plot 312 and on the northeast, northwest and southwest of Plot 294. If this kind of an approach were possible, then the request from the developer to reduce the plot requirement for each housing unit from 230m<sup>2</sup> to 215 m<sup>2</sup> would not be necessary in the proposed "R2-?" zone. I question that necessity in any case from a planning point of view.
- b. I desire to highlight the issue of existing mature sugar maples and other mature trees lining the north/northeastern border of Plot 312. These trees have been a joy to our family and to the families adjoining this boundary; they provide shade and an ambiance which is not possible if the trees did not exist. Because of the trees, I have not yet had to install central air conditioning in my house. Some of the trees are just inside the property line of existing property owners on the southwest side of Raspberry Lane, while others straddle the boundary line. Given the propensity of developers in this City (and elsewhere in southern Ontario) to bulldoze all existing land-features and flora at the time of development, I make a strong plea herewith of the following as conditions to the development of these lands:
  - (1) That the development of Plots 316 and 312 would be contingent upon saving the existing line of trees and,
  - (2) That any earthmoving adjacent to the north/northeast boundary of these plots would be done in such manner as to preserve the root systems of these existing trees.

Respectfully Yours,

Ari Uotila,  
Homeowner, 38 Raspberry Lane, Guelph

cc: Lois Giles, City Clerk, City of Guelph



COMMUNITY DESIGN AND  
DEVELOPMENT SERVICES

JUN 15 2007

May 24, 2007

Mr. Chris DeVriendt  
Senior Development Planner  
Community Design and Development Services  
City of Guelph  
59 Carden Street  
GUELPH, Ontario  
N1H 3A1

Dear Mr. DeVriendt:

**Re: GRANGE ROAD SUBDIVISION - Application for Draft Plan of  
Subdivision and Zoning By-law Amendment - 294, 312 and 316 Grange  
Road (File: 23T-07502/ZC0705) -- Ward 1**

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Thank you for your notice of April 26, 2007. The Guelph Development Association is in support of this proposed mixed density, residential subdivision.

The subject lands are currently underutilized and this proposed mixed density residential development is consistent with the existing development located in this area. The proposal also implements the principle of residential intensification, which is expressed in the City's Official Plan as well as the Provincial Growth Plan and the Provincial Policy Statement.

We encourage the City to expedite this application.

Yours truly

Tom Krizsan  
President

GUELPH DEVELOPMENT ASSOCIATION • BOX 964 • GUELPH, ONTARIO N1H 6N1  
TEL: 519-822-8511 FAX: 519-837-3922

Chris DeVriendt  
Senior Development Planner  
City of Guelph

May 2, 2007

re: Grange Road Subdivision, file no. 23T-07502/ZC0705, Ward 1

We received the application for a plan of subdivision on the lands municipally know as 294, 312 and 316 Grange Road, Guelph. Our concern with this proposal is the impact this development will have on traffic on Grange Road.

Considering the increased traffic on Grange Road, we request that a traffic study be conducted by the developers prior to approval to ensure the safety of the residents in the neighbourhood. We want traffic controls put in place at appropriate intersections on the stretch of Grange between Starwood and Victoria, and sidewalks installed on the north side of Grange from Raspberry to Auden. We further recommend that a public meeting be arranged between the City and local residents to provide them with a briefing, complete with maps, building elevations etc. and the plan to solve resultant traffic problems.

Before this subdivision plan is approved we want to ensure the developers, Fabbian Homes Inc., include the cost of any traffic controls and sidewalks needed as a result of their development.

cc: Bob Bell  
Kathleen Farrelly  
Lois Giles  
Grangehill East Neighbourhood Group

To whom it may concern:

Attached please find a letter addressed to Chris DeVriendt dated May 2<sup>nd</sup>, 2007 regarding Grange Road Subdivision, file No. 23T-07502/ZC0705, Ward 1, along with signatures of many residents in the area, who also received this notice.

Along with the concerns addressed in this letter, I would like to add some personal comments of my own.

From my prospective I feel that Guelph is not building neighbourhoods, they are only building homes. I see the East end of Guelph as an extremely underserviced area, with no grocery shopping, no library, and no public school. This lack of planning does not support good environmental practices as it requires residents to drive elsewhere to meet their needs.

For example, in reviewing the Proposed Draft Plan of Subdivision, I see no plans for parks or playground space. I feel that this type of development will appeal to young families with children. Where do you expect them to play?

My husband and I left Mississauga because of what we perceived as indiscriminate building practices that did not support neighbourhoods. I sincerely hope that we are not forced to move out of Guelph for the same reasons.



Rena L. Akerman  
117 Schroder Crescent  
Guelph, On  
N1E 7B2  
519-837-4010

Grange Road Subdivisio file no. 23T-07502/ZC0705, Part 1

Signature	Print Name	Print Address
	JOAN YOUNG	120 SCHMIDTKE CT
	COLIN LIBIEC	290 Grange Rd.
	Jim Bowers	3 <del>Grange</del> Hagan
	Steve Gorkovits	285 Grange Rd.
	Christie Strey	287 Grange Rd.
	Sharon Daudlin	289 Grange Rd.
	Doucette Basso	297 Grange Rd.
	Daniel Frazon	303 Grange Rd.
	Cory Heid	305 Grange Rd.
	J Roncato	307 Grange Rd.
	BUI TRAN	315 Grange Rd.
	Amy Doucette	9 Mac Kay St
	RICK PARRO	151 BRADSON AVE
	STEPHANIE CHAPMAN	34 TRAILBROOK LN
	TIM CHAPMAN	34 TRAILBROOK LN
	Sabrina Hepditch	30 TRAILBROOK LN
	Lawrence Hepditch	30 TRAILBROOK LN
	SEV FRANCHETTO	24 TRAILBROOK LN
	DAN LOCKHART	22 TRAILBROOK LN
	DAN FRANCHETTO	21 TRAILBROOK LN
	AMY DUMLAD	20 - TRAILBROOK LN
	LEE DOKIS	8 - TRAILBROOK LN

Signature	Print Name	Print Address
	TRISHA DOKIS	8-TRAILBROOK
	NSTHA NGUYEN	11 HAGAU AVE.
	Robert G. HEPKINS	5 HAGAU AVE
	RENA AKERMAN	117 SCHRODER CR.
	Diane LeBlanc	112 Schroder Cr.
	J.M. DAMMERS	116 SCHRODER CR.
	Pam Clemens	118 Schroder Cr
	LAURA ROBSON	119 Schroder Cr.
	Lori Duke	286 Grange Rd
	D. ROBSON	119 SCHRODER CRES.

May 10<sup>th</sup>, 2007

COMMUNITY DESIGN AND  
DEVELOPMENT SERVICES  
JUN 26 2007

To: Chris DeVriendt  
Senior Development Planner, City of Guelph

Re: Proposed Grange Road Subdivision and Zoning By-law amendments  
File 23T-07502/ZC0705 - Ward 1

I strongly object to the proposed zoning by-law amendment to reduce lot areas and exterior yard space because;

1. There is presently a lack of services for east Guelph
2. Insufficient space for on street parking
3. Setting dangerous precedent for future development
4. The potential of creating a slum neighbourhood and
5. Traffic congestion addressed under separate cover.

To elaborate briefly:

Please consider providing services prior to any additional development to primarily alleviate congestion on Grange Rd.

The majority of house purchasers own 2 vehicles for which there is insufficient space on driveways forcing them to park and thus destroy the tiny green-space allocated to each house.

Should you allow these amendments future developers will use this as their argument to obtain the same reduced lot sizes.

The lack of exterior space and congestion of this subdivision suggests that the developer is providing low cost housing for low income earners leading to possible neglect of property.

Traffic congestion is addressed by a neighbourhood petition.

Thank-you for the opportunity to voice my opinions.

Cobi Demmers  
116 Schroder Crescent, Guelph