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A vibrant downtown

A progressive diversified economy
An appealing attractive city

AGENDA
GUELPH CITY COUNCIL
October 1, 2007 – 7:00 p.m.

- O Canada
- Silent Prayer
- Disclosure of Pecuniary Interest

PUBLIC MEETING
UNDER THE PLANNING ACT

Council is now in a public meeting under the Planning Act to deal with the following matters:

1) **308 STEVENSON STREET NORTH: proposed zoning amendment to allow the construction of a semi-detached dwelling (ZC0713) – Ward 2**

- Staff presentation by Melissa Castellan
- Bruce Donaldson on behalf of the owner

Correspondence

- Henry & Marie Raffin
- Lucy & Guido Gatto

2) **35 MOUNTFORD DRIVE (former Mountford School): proposed zoning amendment to permit a 129 unit townhouse and apartment style condominium development (ZC0714) – Ward 1**

- Staff presentation by Scott Hannah
- Sherry Ellis
- Bill Gardner

Correspondence

- Guelph Non-Profit Housing Corporation

3) **1820 GORDON STREET SOUTH: proposed zoning amendment to enhance the commercial zoning on the lands to include additional retail uses (ZC0702) – Ward 6**

- Staff presentation by Al Hearne

4) **1 CREEKSIDE DRIVE: proposed zoning amendment to permit the development of 8 lots for detached dwellings (ZC0611) – Ward 1**

- Staff presentation by Scott Hannah

Please bring reports which were previously distributed.

ADJOURNMENT



City of Guelph

Report:

COMMUNITY DESIGN AND DEVELOPMENT SERVICES (Report 07-90)

TO: Council

DATE: 2007/10/01

SUBJECT: 308 STEVENSON STREET NORTH: PROPOSED ZONING BY-LAW
AMENDMENT (ZC0713) – WARD 2

RECOMMENDATION:

“THAT Report 07-90 dated October 1, 2007 regarding a Zoning By-law amendment for property municipally known as 308 Stevenson Street 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.

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. The application was deemed by the City to be a complete application on August 21, 2007.

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) to the east, municipal park (Bullfrog Pond Park) to the northeast and a residential neighbourhood consisting mainly of detached dwellings (See **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.

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 m²) from the R.1B (Residential Single Detached) Zone to the R.2 (Residential Semi-detached) Zone to allow the construction of a semi-detached dwelling. The remaining area of the property (1324 m²) would remain in the R.1B Zone and a new detached dwelling is proposed to be constructed (see **Schedule 2**). The portion of the property that is to remain in the R.1B Zone requires a specialized regulation for minimum lot frontage due to the proposed 'flag lot' configuration. The proposed lot frontage is 7.62 metres; the R.1B Zone requires a minimum lot frontage of 15 metres.

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

Staff Review

The review of this application will address the following:

- Evaluation of the proposal against the 'General Residential' designation objectives and policies in the Official Plan (Section 7.2.31 – 7.2.35); 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.

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 30, 2007 and advertised in the Guelph Tribune on September 7, 2007.

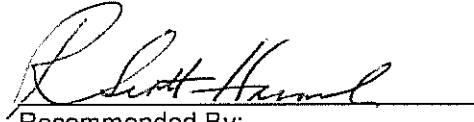
ATTACHMENTS:

Schedule 1 – Location Map

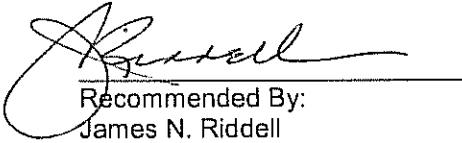
Schedule 2 – Preliminary Site Concept Plan



Prepared By:
Melissa Castellan
Senior Development Planner



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

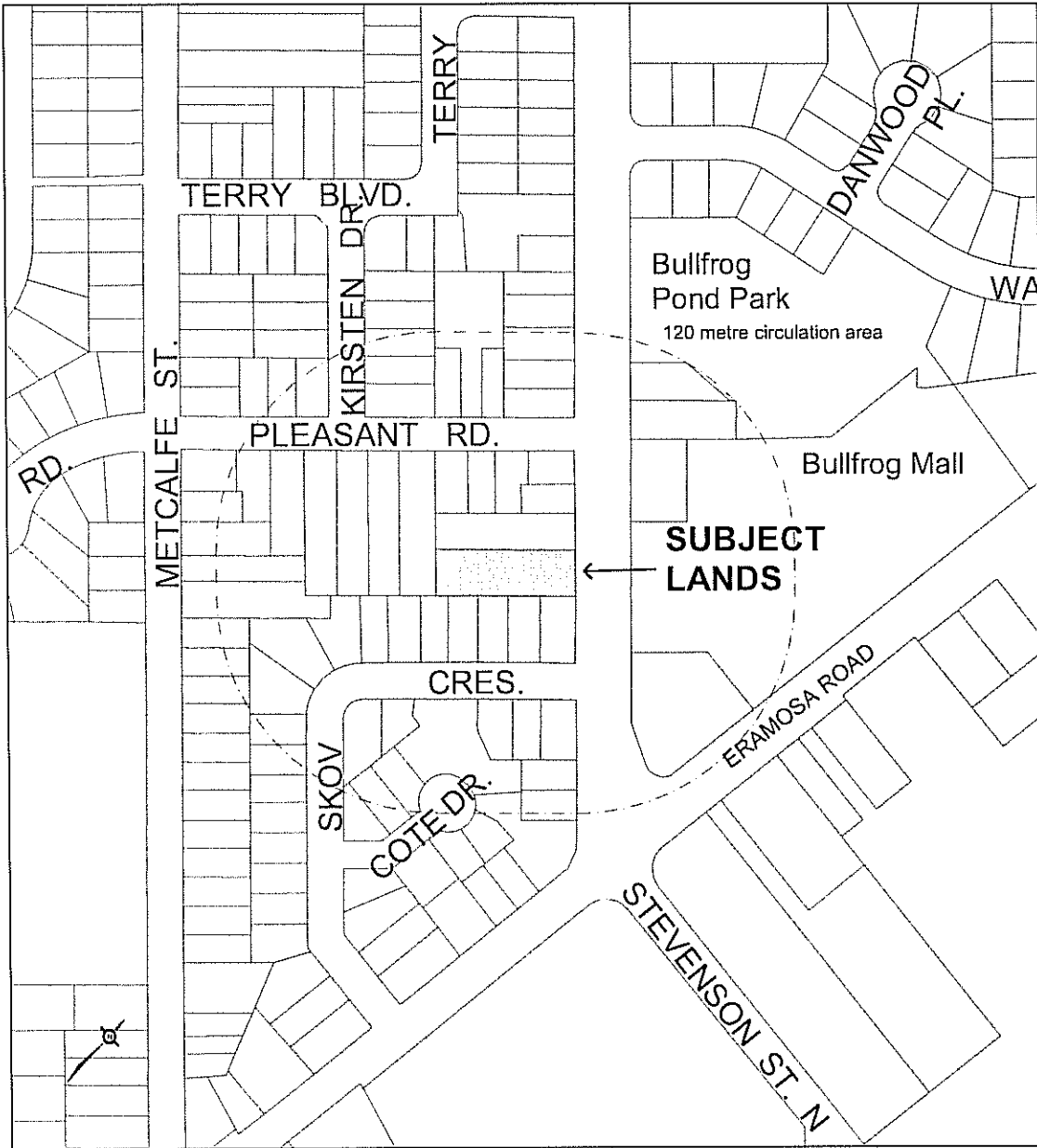


Recommended By:
James N. Riddell
Director of Community Design and Development Services

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(Melissa C).doc

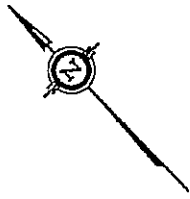
SCHEDULE 1

Location Map

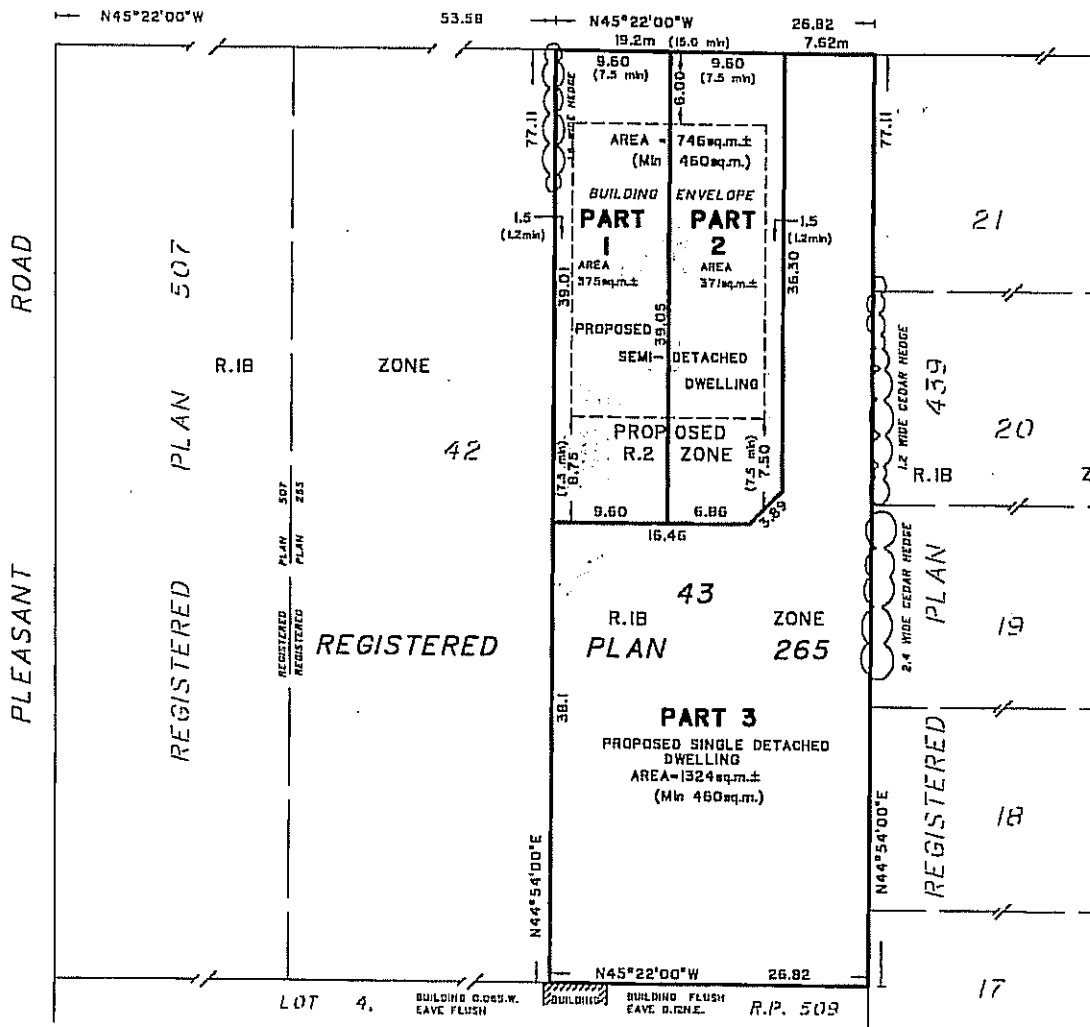


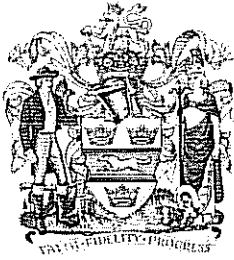
SCHEDULE 2

Preliminary Site Concept Plan



STEVENSON STREET NORTH





TO: Council

DATE: 2007/10/01

**SUBJECT: 35 MOUNTFORD DRIVE (Former Mountford School Site):
Proposed Zoning By-law Amendment (ZC0714) – Ward 1**

RECOMMENDATION:

“THAT Report 07-87 dated September 4, 2007 regarding an application for a zoning by-law amendment for 35 Mountford Drive from Community Design and Development Services BE RECEIVED.

SUMMARY:

This report provides information on a zoning by-law amendment application from James Fryett Architect Inc. on behalf of Options for Homes.

BACKGROUND:

The subject property is a vacant 2.43 hectare former school site owned by the Upper Grand District School Board (UGDSB). The following provides a summary of events leading to the submission of the current zone change application.

- In 2006, the UGDSB indicated that the school site was surplus to its needs and that the Board was initiating its statutory land disposal process.
- In 2006, City Council gives direction to staff to express an interest in the Mountford Drive school site to address parkland configuration issues and to facilitate the development of an affordable housing project.
- The UGDSB, County of Wellington and the City partner to determine interest from the development sector in developing an affordable housing project on the Mountford School site through a formal Request for Proposal process. Council was apprised of this process in September of 2006 and the City adopts a resolution on April 2, 2007 expressing support

for the proposal submitted by Options for Homes, a private non-profit company that provides affordable home ownership for low to middle income households. Council support is provided contingent on all the necessary development approvals being obtained.

- Two Public information meetings hosted by Options for Homes were held on May 10, 2007 and June 7, 2007. The first meeting provided background and a general overview to area residents regarding Options for Homes and their intention of developing the site. The second meeting presented the proposed preliminary site concept plan to area residents for discussion purposes.

Subsequently, an application for a zoning by-law amendment has been received from James Fryett Artitect Inc. on behalf of Options for Homes for the Mountford Drive School site. The application was deemed by the City to be a complete application on August 13, 2007.

Location

The subject property is located on the east side of Mountford Drive and west of Auden Road. The site is bounded by Peter Misersky Park to the east and south (see **Location Map** in **Schedule 1**).

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. Apartment and townhouse buildings are also permitted, subject to the satisfaction of specific development criteria as noted by the provisions of Official Plan policy 7.2.7. The relevant "General Residential" policies and the development criteria outlined in Section 7.2.7 of the Official Plan are attached in **Schedule 5**.

Existing Zoning

The subject property is currently zoned I.1 (Institutional) Zone.

REPORT:

Description of Proposed Zoning By-law Amendment

The applicant proposes to amend the zoning on the subject property from the I.1 (Institutional) Zone to a Specialized R.4A-? (Residential Apartment) Zone to permit a 129 unit townhouse and apartment style condominium development.

A portion of the subject lands are also proposed to be rezoned from the existing I.1 (Institutional) Zone to the P.3 (Community Park) Zone as a reconfiguration of the adjacent parkland. This portion would be acquired by the City of Guelph as an addition to the adjacent Peter Misersky Park to enhance parking and access

to the park. The exact extent and configuration of the proposed lands to be conveyed will be reviewed through the current zone change application.

The proposed zoning concept is shown is **Schedule 2**.

The applicant proposes to develop the subject lands in accordance with the preliminary site concept plan shown in **Schedule 3**. The proposed condominium development includes a total of 84 stacked townhouse units and 45 apartment units with associated common parking areas that total 175 spaces (1.35 spaces per unit). A total of 27 parking spaces for the public park are proposed within the current concept plan. The proposed concept plan also includes a 6 metre wide secondary emergency access to Watt Street, which would also be utilized as a pedestrian access.

Supporting Documents

1. Preliminary Site Servicing and Stormwater Management Design Report: 35 Mountford Drive. Prepared by Gamsby and Mannerow Limited. August 2007.
2. Mountford Drive Residential Development Traffic Impact Study. Prepared by Paradigm Transportation Solutions Ltd. July 2007.

Staff Review

The review of this application will address the following issues that were raised at the initial Public Information Meetings:

- Density, building form and design of proposed residential development
- Traffic impacts, congestion and safety
- Safety and parking issues within the park
- Compatibility with adjacent residential development

In addition to these issues, the review of this application will also address:

- Evaluation against the 'General Residential' designation policies in the Official Plan
- Urban design and zoning regulations to achieve design principles
- Parkland configuration issues with Misersky Park and interface of park facilities with proposed residential uses
- Compatibility with adjacent residential uses
- Suitability of site servicing and stormwater management
- Other comments and issues raised during the circulation of the application

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.

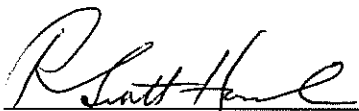
COMMUNICATIONS:

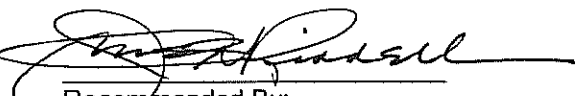
The Notice of Application and Notice of Public Meeting was circulated on September 7, 2007.

ATTACHMENTS:

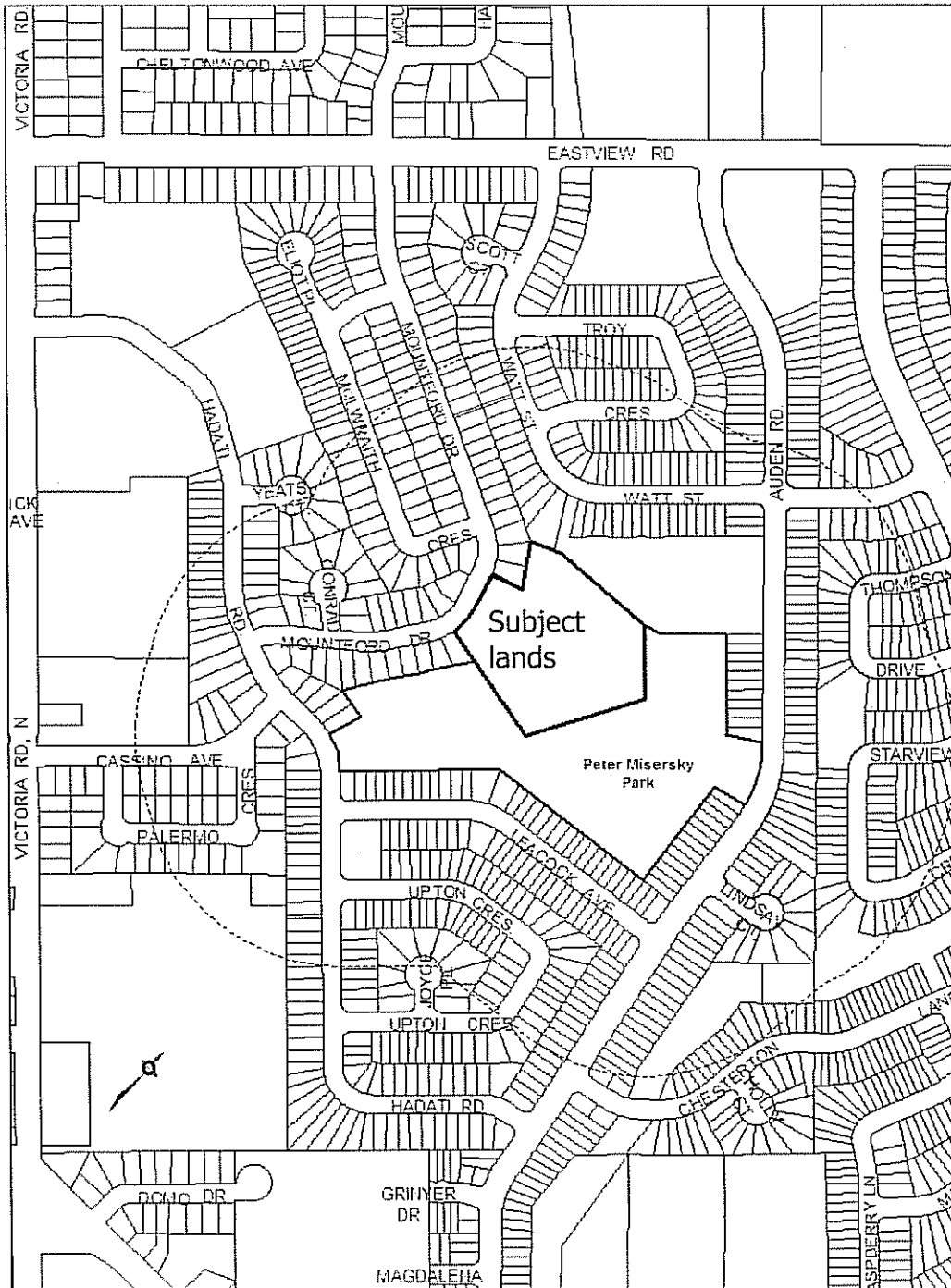
- Schedule 1 – Location Map
- Schedule 2 – Existing and Proposed Zoning
- Schedule 3 – Preliminary Site Concept Plan
- Schedule 4 – 'General Residential' Official Plan policies


Prepared By:
Chris DeVriendt
Senior Development Planner


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

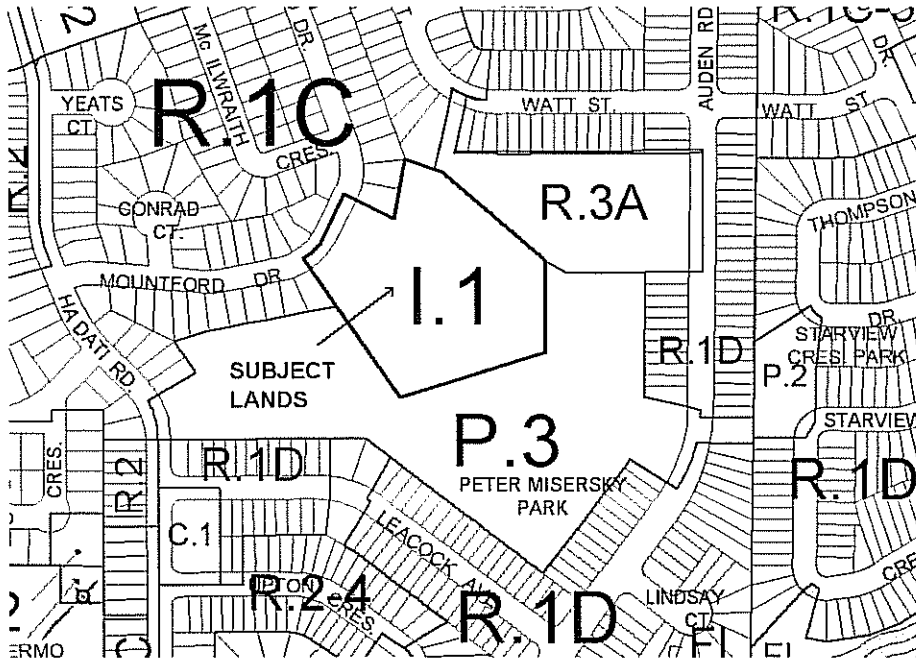

Recommended By:
James N. Riddell
Director of Community Design and Development
Services

Schedule 1 Location Map

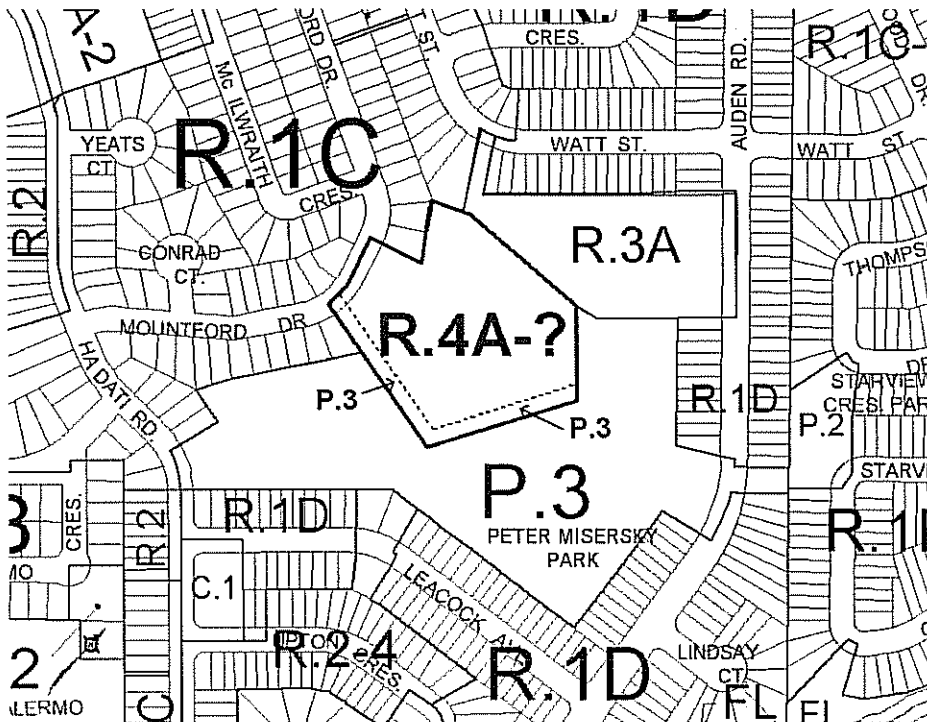


SCHEDULE 2

Existing Zoning

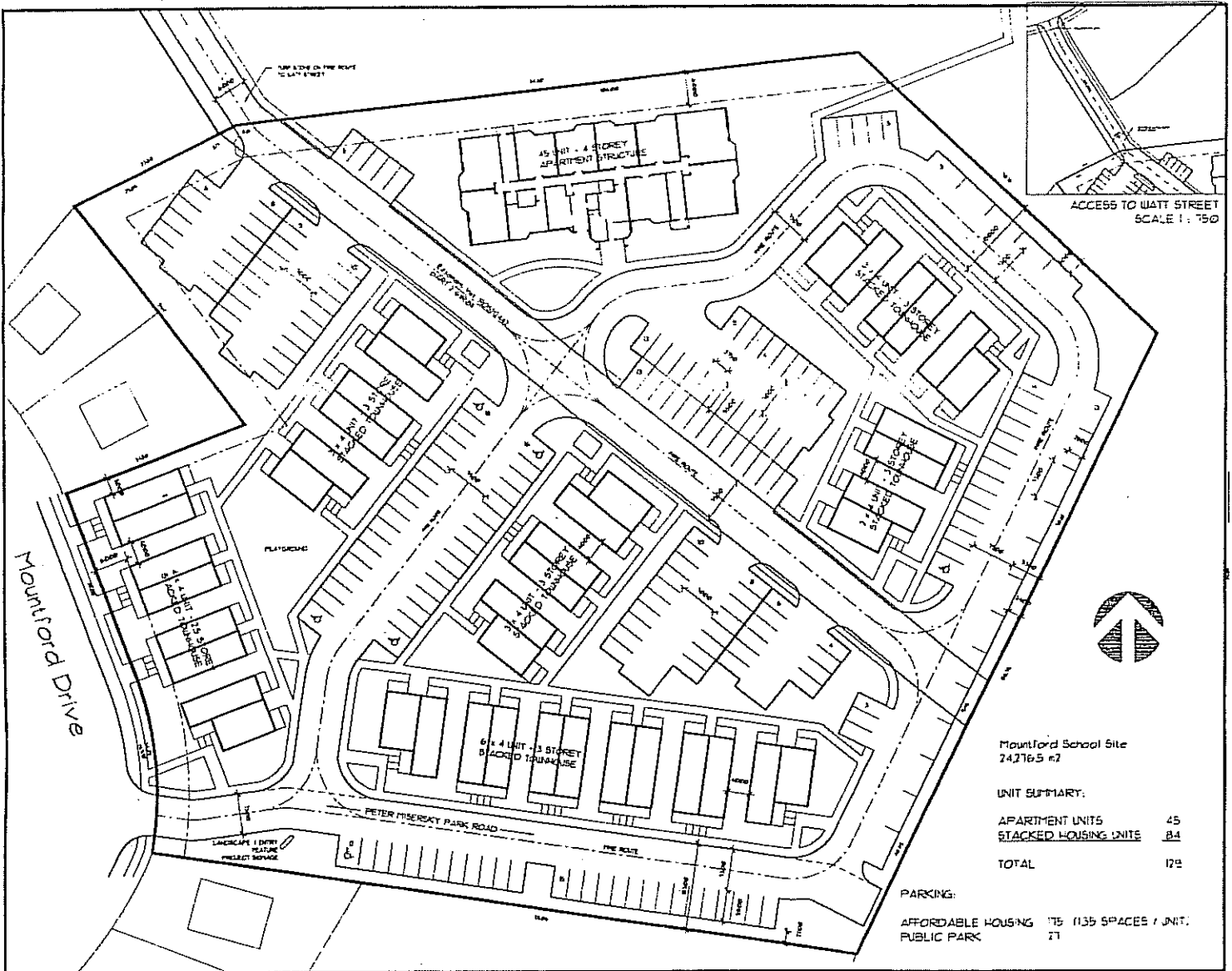


Proposed Zoning



SCHEDULE 3

Proposed Concept Site Plan



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.

General Residential / Housing Policies

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

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



City of Guelph

Report: 07-91

COMMUNITY DESIGN AND DEVELOPMENT SERVICES

TO: Council

DATE: 2007/10/01

SUBJECT: 1820 GORDON STREET SOUTH – Proposed Zoning By-law
Amendment - File ZC0702 (Ward 6).

RECOMMENDATION:

“THAT Report 07-91 dated October 1, 2007 regarding a Zoning By-law Amendment (ZC0702) for the property municipally known as 1820 Gordon Street South from Community Design and Development Services BE RECEIVED.”

SUMMARY:

This report provides information on a zoning bylaw amendment application from Gordon Driedger Real Estate Advisor Inc. on behalf of FCHT Holdings (Ontario) Corporation.

BACKGROUND:

This application applies to only part of the overall property at 1820 Gordon Street South known as the Pergola Subdivision (See **Schedule 1**). The application was received on January 25, 2007 and deemed to be complete on February 7, 2007.

The total Pergola Subdivision property (File 23T-03507) (See **Schedules 1 & 2**) is approximately 11.238 hectares (27.76 acres) in area and was draft plan approved and rezoned to permit commercial and residential development in May 2006. The subdivision has not yet been registered and Staff is also reviewing a related site plan application.

Location

The lands affected by this Zoning By-law Amendment include the large commercial block proposed at the south east corner of the Gordon Street/Clair Road intersection. The block is approximately 5.38 hectares (13.3 acres) in total site area and is occupied by the buildings associated with the former 'Pergola Drive-In' private outdoor recreation establishment.

Land uses in the vicinity of the subject site include:

- An existing Community Commercial Shopping Centre known as 'Clairfields Common' in the Clairfields Subdivision at the northwest corner of the intersection of Gordon Street and Clair Road;
- Vacant commercial 'Westminister Market' lands in the Westminister Woods Subdivision at the northeast corner of the intersection of Gordon Street and Clair Road;
- Primarily single detached rural estate properties and the Brock Road Nursery establishment located south of the subject site along Gordon Street and
- Environmentally sensitive lands including wetlands to the east of the site.

Official Plan Designation

The subject site, including the other three quadrants at the Gordon St./Clair Road intersection are designated "Mixed Use Node" in Schedule 1 of the City of Guelph Official Plan. This designation provides the opportunity for shopping and service establishments that are intended to serve the needs of local neighbourhood residents and the overall community.

Sections 7.4.5 to 7.4.14 of the Official Plan outline policies that describe the form and function of Mixed Use Nodes. Sections 7.4.39 to 7.4.47 of the Official Plan outline Urban Design policies for Commercial and Mixed Use Areas. These policies are attached in **Schedule 6**.

Existing Zoning

The subject lands are currently in the Specialized Service Commercial (SC.1- 55) Zone which allows a range of service commercial uses, subject to a list of regulations that govern the development of the property (See **Schedule 3** for details).

REPORT:

Description of Proposed Zoning Bylaw Amendment

The purpose of the application is to enhance the commercial zoning on the lands to include additional retail uses to respond to the 'Mixed Use Node' designation on the site. The application also proposes to amend existing zoning regulations related to parking ratio, building height and front yard setbacks. The details of the application are outlined in **Schedule 4**.

Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal against the policies of the Official Plan, the South Gordon Community Plan 2003, the South Guelph District Centre Urban Design Study and Guidelines 2002 and Provincial policies including 'Places to Grow'.
- The acceptability of the proposed changes to the existing zoning regulations.
- The suitability of the proposed site servicing including consideration of the changes proposed to the original storm water management strategy.
- The suitability of the proposed design with respect to the potential for future development and linkage on lands surrounding the site, especially to the east and south.

- Detailed design of all proposed subdivision roads. As the site has frontage on four public road allowances, Staff has asked for a peer review of the proposal's urban design.
- Further processing of the preliminary site plan concept. The site plan was discussed at a Site Plan Review Committee meeting on August 8, 2007 and Staff has asked for revisions and additional information.

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.

The preliminary site concept plan for the proposed development is attached in **Schedule 5**.

In conjunction with the rezoning application, the owner is pursuing the registration of the first phase of the subdivision plan which will include the commercial block. Registration of Phase 1 will likely occur during 2008.

CORPORATE STRATEGIC PLAN:

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

FINANCIAL IMPLICATIONS:

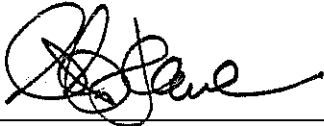
Financial implications will be reported in the future Community Design and Development Services recommendation report to Council.

COMMUNICATIONS:

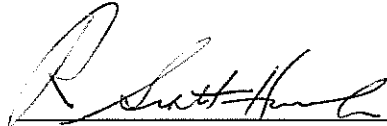
The Notice of Application and Public Meeting was circulated on August 29, 2007 and advertised in the Guelph Tribune on September 7, 2007.

ATTACHMENTS:

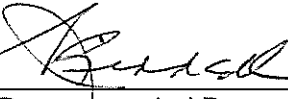
- Schedule 1 – Location Map
- Schedule 2 – Pergola Draft Plan Approved Subdivision
- Schedule 3 – Existing Zoning
- Schedule 4 – Proposed Rezoning
- Schedule 5 – Preliminary Site Plan Concept
- Schedule 6 – Official Plan Policies
- Schedule 7 – Property Owner's Correspondence to date



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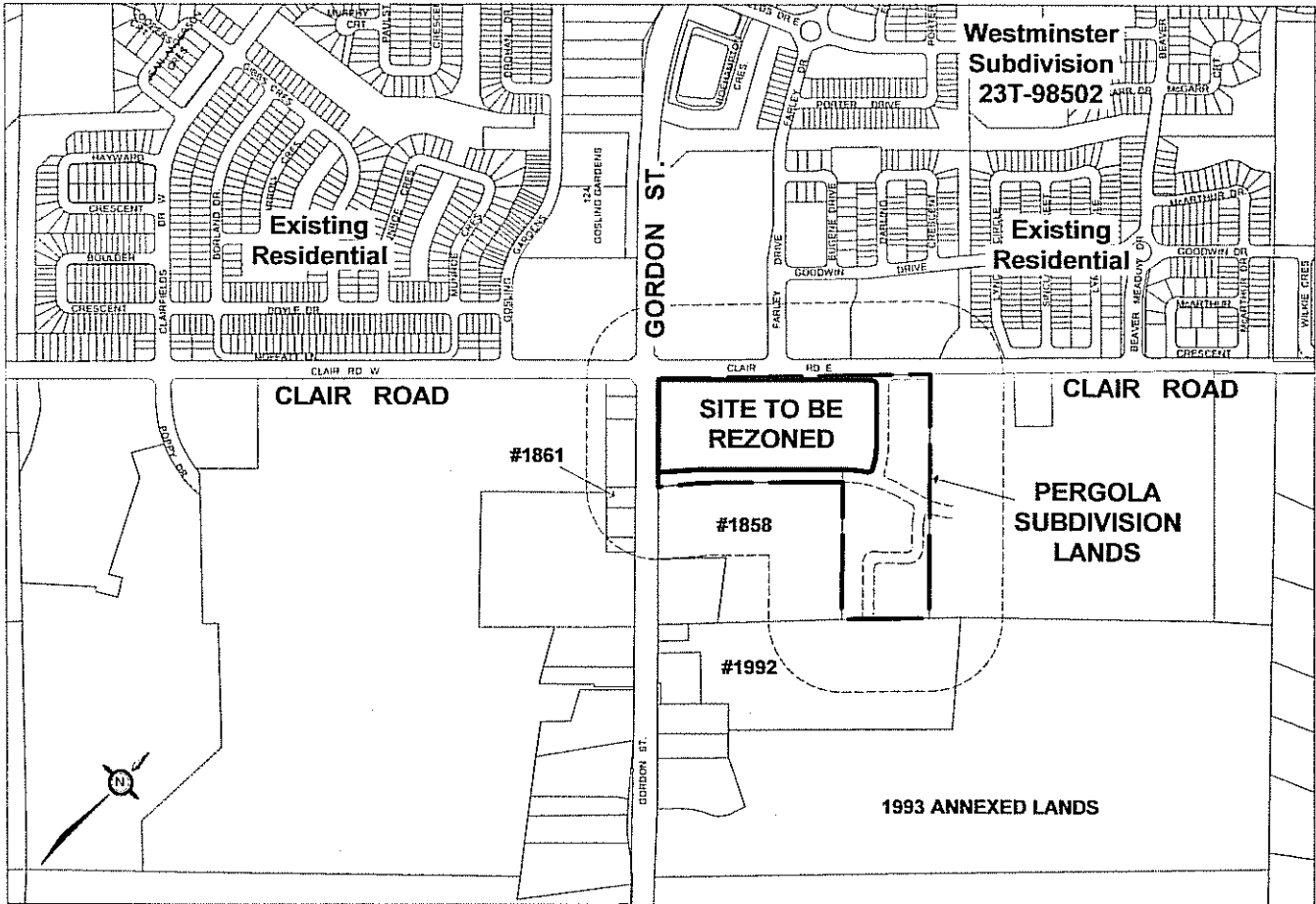


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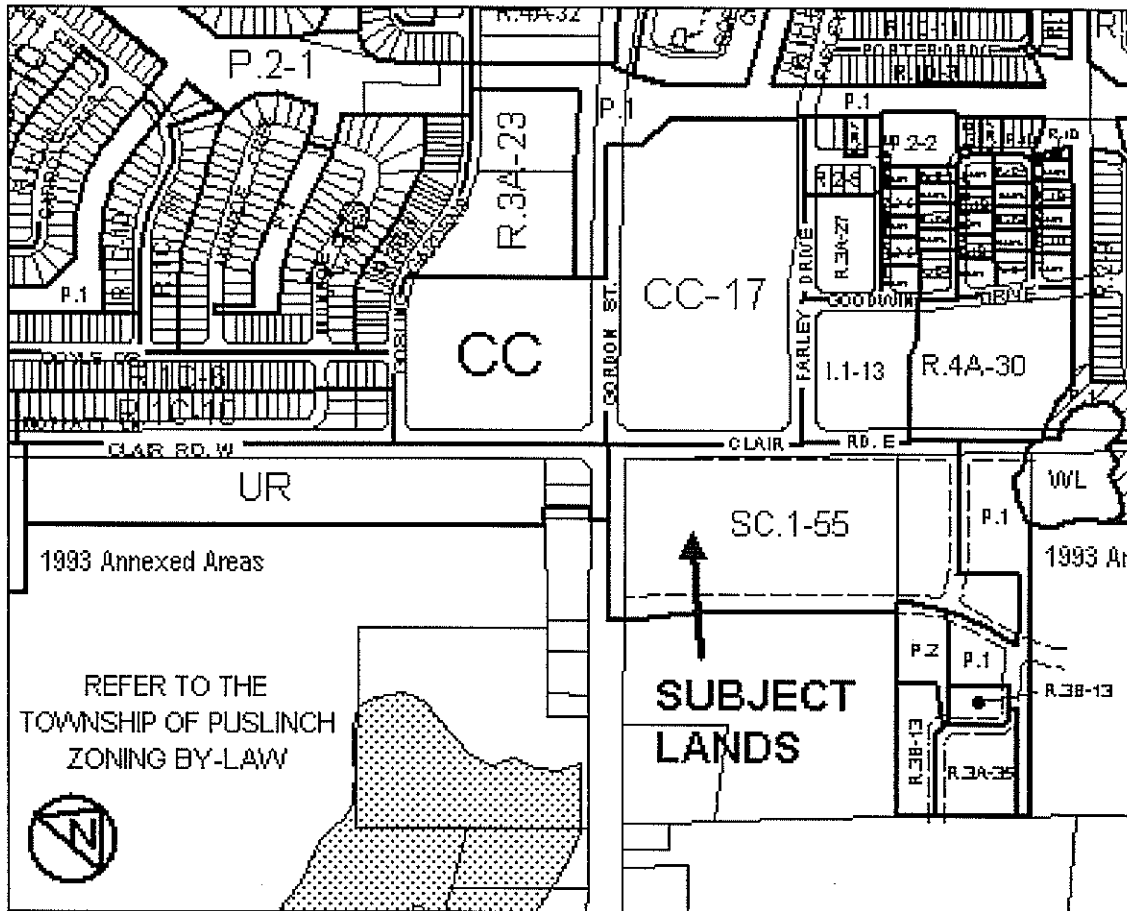
SCHEDULE 1

LOCATION MAP



SCHEDULE 3

EXISTING ZONING



EXISTING SC.1-55 ZONE PERMITTED USES

- 6.4.1.1 Service Commercial – SC.1 Zone:
- Auto-oriented Department Store
 - Car wash, Automatic
 - Car wash, Manual
 - Catalogue Sales Outlet
 - Club
 - Commercial School
 - Commercial Entertainment
 - Day Care Centre in accordance with Section 4.26
 - Financial Establishment
 - Funeral Home
 - Group Home in accordance with Section 4.25

 - Hardware Store
 - Hotel
 - Liquor Store

Medical Clinic
Office Supply
Parking Facility
Print Shop
Public Hall
Recreation Centre
Religious Establishment
Research Establishment
Restaurant
Restaurant (take-out)
Retail sales, service and rental of:
-electrical/lighting supplies
-electronic and audio-visual equipment
-furniture and appliances
Tavern
Tourist Home
Vehicle Specialty Repair Shop
Vehicle Service Station
Vehicle Gas Bar
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 Service
Rental Outlet
Repair Service
Taxi Establishment
Vehicle Parts Establishment
Video Rental Outlet

EXISTING SPECIALIZED SC.1-55 ZONE

6.4.3.1.55 SC.1-55

1820 Gordon Street South

As shown on Defined Area Map Numbers 42 and 73 of Schedule "A" of this *By-law*.

6.4.3.1.55.1 Permitted Uses

In addition to the permitted *Uses* outlined in Section 6.4.1.1 of this

The City That Makes A Difference

By-law, the following permitted Uses shall be allowed:

Residential *Uses* in accordance with Section 4.15.2 of this *By-law*.

Institutional *Uses* in accordance with Section 8.1.1 of this *By-law*.

6.4.3.1.55.2 Regulations

In accordance with the provisions of Section 6.4.2 of this *By-law*, as amended, with the following exceptions and additions:

6.4.3.1.55.2.1 Maximum Front and *Exterior Side Yard* (Build-to-Line)

Despite Row 4 of Table 6.4.2, all buildings shall be located a maximum of 3.0 metres from Gordon Street, Clair Road and any other public road allowance.

6.4.3.1.55.2.2 *Uses Prohibited in Specific Locations:*

Gas bars and drive-through *Uses* shall be prohibited from locating within 50 metres of the road corner intersections in the SC1-55 *Zone*, with the following exception:

A drive-through *Use* associated with a *Financial Establishment* at the corner intersection of Gordon Street and Clair Road shall be permitted, subject to the vehicular drive-through facility being designed such that it is:

1. Not located between any *Building* and a public *Street*.
2. Significantly screened from public view from all public *Streets*.
3. Safely separated from pedestrian spaces and corridors.
4. Designed in a manner that is compatible with surrounding *Uses* and activities.
5. Provides a minimum of five (5) vehicular stacking spaces with a maximum of three (3) stacking spaces parallel to the *Street Line*.

(For purposes of this *Zone*, a Drive-Through *Use* shall be defined as:

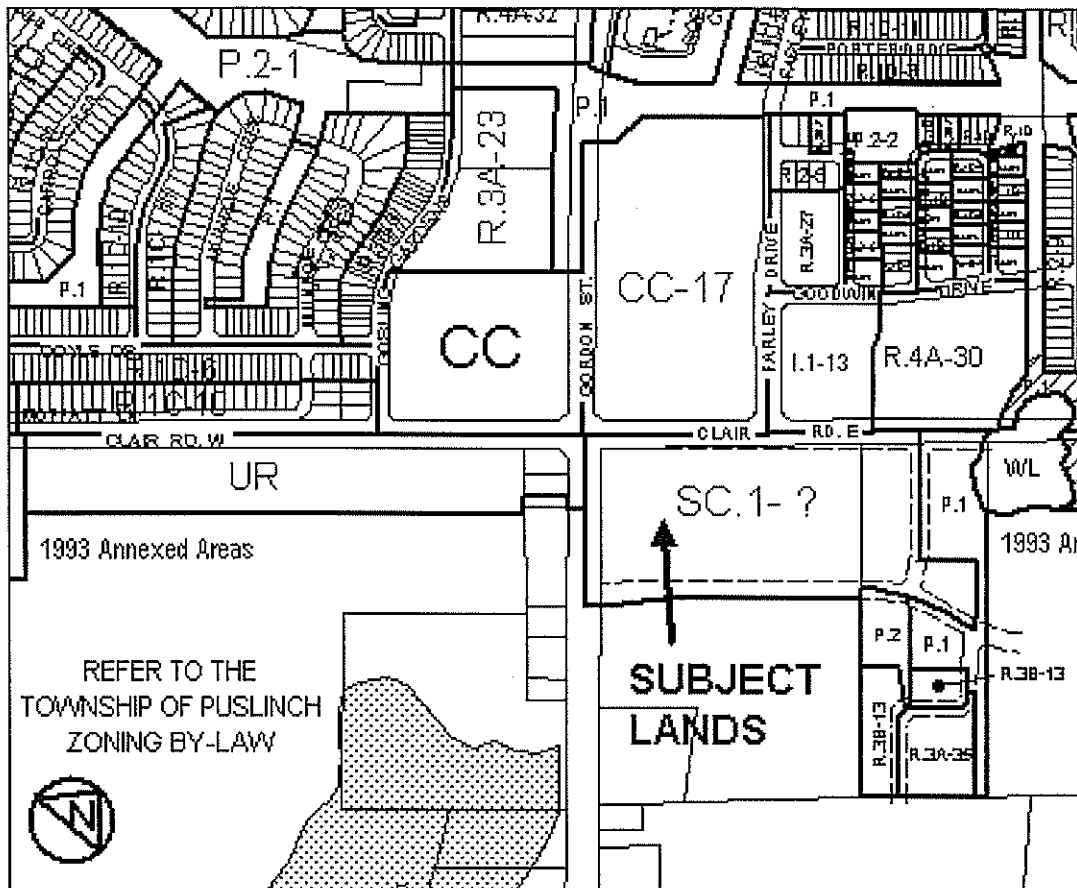
A *Use* which involves or is designed to encourage a customer to remain in a vehicle while receiving a service, obtaining a product or completing a business transaction. The *Use* shall include vehicular stacking spaces, a serving window and may include an order intercom box).

6.4.3.1.55.2.3 Minimum *Building* Height Requirement in Specific Locations

The minimum *Building* height requirement of all *Buildings* located at the corner intersection of Gordon Street and Clair Road shall be two (2) *Storeys*."

SCHEDULE 4

PROPOSED ZONING



The application will change the existing zoning as follows:

1. Add as additional permitted uses –

- *Building Supply* (home improvement together with garden centre and outdoor display and sales area) and
- *Retail Establishment* (except for food store/supermarket use).

2. Amend existing zoning regulations as follows:

- Provide an off-street parking ratio of 1 space per 23m² GFA in lieu of the existing requirements outlined in Section 4.13.4.2 of the Zoning Bylaw.
- The current zoning (Section 6.4.3.1.55.2.3) requires a minimum building height of two (2) storeys for all buildings located at the corner intersection of Gordon Street and Clair Road. This application requests a change to permit a one (1) storey building within the appearance of a two storey building.
- To permit a maximum setback from Clair Road of 9.3 m for building G and 75.328 m for building A in lieu of the required maximum 3 m setback from Clair Road, as outlined in Section 6.4.3.1.55.2.1.

SCHEDULE 6

GUELPH OFFICIAL PLAN POLICIES

MIXED USE NODES

POLICY DESCRIPTION OF MIXED USE NODE

7.4.5 The 'Mixed Use Nodes' identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.

7.4.6 The intent of the 'Mixed Use Node' designation is to create a well defined focal point and 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.

7.4.7 It is intended that where there are adjacent properties within the node that 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 Mixed Use 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.

7.4.8 The boundaries of the 'Mixed Use Node' 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 a 'Mixed Use Node' beyond these boundaries or to establish a new node shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.

7.4.9 The 'Mixed Use Node' is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and livework studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2. Only small scale professional and medically related offices shall be permitted in this designation in order to direct major offices to the CBD, Intensification Area, Corporate Business Park and Institutional designations.

7.4.10 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

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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.

7.4.11 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 'Mixed Use Node' designation to ensure such consistency.

7.4.12 The 'Mixed Use Nodes' incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. In order to promote a mixture of land uses within each 'Mixed Use Node' designation it is the intent of this Plan that new *retail development* will be limited to the following floor area cumulatively of all buildings within the node:

- Woodlawn / Woolwich Street Node: 42,000 sq. m.
- Paisley / Imperial Node: 42,000 sq. m.
- Watson Parkway / Starwood Node 28,000 sq. m.
- Gordon / Clair Node 48,500 sq. m.

7.4.13 No individual 'Mixed Use Node' shall have more than four (4) freestanding individual retail uses exceeding 5,575 square metres (60,000 sq. ft) of *gross leasable floor area*.

7.4.14 In accordance with Section 9.2, any proposal to exceed the retail floor area limitations within a 'Mixed Use Node' established in policy 7.4.12 or the number of large retail uses in policy 7.4.13 shall require impact studies as outlined in policies 7.4.48 to 7.4.52."

URBAN DESIGN POLICIES FOR MIXED USE NODES

"7.4.39 In addition to the policies of section 3.6, and any Council approved urban design guidelines, the following urban design policies will be applied to the design and review of commercial and mixed use *development* proposals to create distinctive, functional and high quality commercial and mixed use areas:

7.4.40 **Intersections:**

7.4.40.1 Where a commercial or mixed use area is located at the intersection of major streets the development or redevelopment of each corner property will incorporate gateway features, prominent landscaping and pedestrian amenities with linkages into the site at the intersection.

7.4.40.2 Emphasize intersections of major streets by placing buildings in close proximity to the intersection and ensuring that building entrances are visually accessible from that intersection.

7.4.40.3 Use corner building placement, massing and roof treatment in combination with landscaping to screen large buildings and parking areas located within the interior of the site from view at the intersection.

7.4.40.4 Corner buildings will be designed as 'signature buildings' to

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take into account exposure to multiple street frontages and high public visibility by incorporating elements such as increased height, roof features, building articulation, windows and high quality finishes.

7.4.40.5 Where a use incorporates functions such as open storage, vehicle repair operations, gas bars, garden centres and drive-throughs, these functions shall not be permitted between the building and the street line or the building and an intersection of streets.

7.4.40.6 Surface parking and loading areas shall not be permitted immediately adjacent the four corners of an intersection.

7.4.41 Street Edges:

7.4.41.1 Generously sized landscape strips incorporating combinations of landscaping, berming, and decorative fencing or walls shall be provided adjacent the street edge to provide aesthetically pleasing views into the site and to screen surface parking areas.

7.4.41.2 Locate free-standing buildings close to the street edge and avoid, where possible, surface parking between a building and the street.

7.4.41.3 Avoid locating outdoor storage areas along or adjacent to street edges.

7.4.41.4 Buildings adjacent the street edge will be designed to take into account high public visibility by incorporating elements such as increased height, roof features, building articulation, windows and high quality finishes.

7.4.41.5 Buildings will be designed to screen roof-top mechanical equipment from visibility from the public realm.

7.4.41.6 Avoid locating outdoor storage areas, outdoor display areas or garden centres adjacent to street edges.

7.4.42 Driveways, Internal Roads and Parking Areas:

7.4.42.1 Main driveway entrances will be defined by landscaping on either side of the driveway and / or by landscaped medians.

7.4.42.2 Internal roads will be physically defined by raised landscaped planters where they intersect with parking area driveways.

Internal roads will be used to divide large sites into a grid of blocks and roadways to facilitate safe vehicular movement. Internal roads will be designed to interconnect with adjacent commercial lands to create an overall cohesive and integrated node.

7.4.42.3 Divide large parking areas into smaller and defined sections through the use of landscaping and pedestrian walkways.

7.4.42.4 Provide bicycle parking in close proximity and convenient to building entrances.

7.4.43 Pedestrian Movement and Comfort:

7.4.43.1 Incorporate decoratively-paved, conveniently located and distinct pedestrian walkways which link to public boulevards, transit stops, trail systems, pedestrian systems in adjacent developments and which provide a continuous walkway along

the frontage and between internal commercial uses.

7.4.43.2 Pedestrian systems shall incorporate landscaping and pedestrian scale lighting and shall be defined by distinct materials and / or grade separation from vehicular movement systems.

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.

7.4.43.4 Well defined pedestrian systems clearly distinctive from vehicular driveways shall be provided immediately adjacent to the main entrances of commercial buildings.

7.4.43.5 Where possible, main building entrances should incorporate weather protection measures such as canopies, awnings, building projections or colonnades.

7.4.43.6 Large developments will incorporate elements designed for people to rest such as parkettes, gazebos, pergolas, decorative walls that are separate and distinct from vehicular systems and parking areas.

7.4.43.7 Large developments within the nodes identified in the City's 2005 Transportation Study will incorporate a transit transfer terminal facility to the satisfaction of the City. Well defined pedestrian systems shall be provided linking these facilities to pedestrian movement systems internal and external to the site.

7.4.44 Large Buildings:

7.4.44.1 Where building facades are visible from a public street and are greater than 30 metres in length the building facades will incorporate recesses, projections, windows or awnings, colonnades and landscaping along at least 20% of the length of the façade to reduce the mass of such facades.

7.4.44.2 Large buildings will incorporate architectural elements which will reduce the visual effects of flat roof lines and which will conceal roof-top equipment.

7.4.44.3 Large buildings will be designed to enhance the visual built form and character of Guelph by incorporating architectural styles and elements and exterior building materials into building facades that reinforce the heritage character of the City of Guelph.

7.4.44.4 Where outdoor display areas are associated with a large building the use of landscape elements such as plantings, decorative fencing, pergolas and / or architectural elements such as façade extensions, and canopies shall be incorporated for effective integration with the overall development.

7.4.45 Adjacent Development:

7.4.45.1 Where commercial or mixed use development is located in proximity to residential and institutional uses the following urban design strategies will be employed to ensure compatibility:

7.4.45.1.1 Building massing strategies to reduce the visual effects of flat roof lines and blank facades or building height.

7.4.45.1.2 Where possible, the location of noise-generating

activities away from sensitive areas.

7.4.45.1.3 Incorporating screening and noise attenuation for rooftop mechanical equipment and other noise generating activities situated in proximity to sensitive uses.

7.4.45.1.4 Providing perimeter landscape buffering incorporating a generously planted landscape strip, berming and / or fencing to delineate property boundaries and to screen the commercial use from the adjacent use.

7.4.45.1.5 Design exterior lighting and signage to prevent light spillage into the adjacent property.

7.4.45.1.6 Avoid the location of drive-through lanes adjacent a use that would be negatively affected by noise, light and activity levels associated with these facilities.

7.4.46 Environmental Design:

7.4.46.1 The design and orientation of the site and building development will support energy efficiency and water conservation through the use of alternative or renewable energy, storm water infiltration systems, 'green' building designs, landscaping and vegetative materials and similar measures. Stormwater management measures shall address both quantity and quality issues in accordance with recognized Best Management Practices.

7.4.46.2 Where possible buildings will be oriented to maintain vistas of natural features on lands adjacent to the site.

7.4.47 Implementation:

7.4.47.1 To ensure that the aesthetic character of site and building design in commercial and mixed use areas is consistent with the City's urban design objectives and policies, measures shall be incorporated into the Zoning By-law and the approval of site plans used to regulate development."

SCHEDULE 7

PROPERTY OWNER'S CORRESPONDENCE

brock road nursery

Garden Centre & Gift ShoppGarden Shoppe

Allan C. Hearne
Senior Development Planner
Development & Parks Planning
Community Design & Development Services
City Hall, 59 Carden Street
Guelph, ON
N1H 3A1

Dear Mr. Hearne,

I am writing in response to *1820 Gordon Street South – Proposed Zoning By-law Amendment to permit changes to the existing Specialized Service Commercial (SC.1-55) Zone (City of Guelph File ZC0702) – Ward 6.*

I have read over the document and have concerns with respect to the addition of the following permitted uses: *Building Supply – (home improvement together with garden centre and outdoor display and sales area)*. As a community based Garden Centre operating adjacent to the proposed re-zoning site, we are concerned that our own limited permitted use may not allow us to effectively compete with this new development.

We have been residents of this community for over forty years, and have served the community for over thirty years operating as *Complete Landscaping and Brock Road Nursery*. We are not interested in preventing the desired changes of the community; however, many of our fellow residents and customers continue to let us know that operations such as ours are an important part of keeping our community unique. As such, we cautiously move forward in this challenging business environment and ask that if you consider the proposed zoning by-law amendment from FCHT Holdings (Ontario) Corporation, that you grant us the same zoning. In order for us to try to compete with such a direct threat we cannot effectively anticipate how our own businesses may have to change and feel that the zoning amendment would allow us to adapt quickly to this dynamic environment. We fear that not having the same zoning amendment may unfortunately lead to the demise of two unique, quality staples in our community, which give residents an alternative choice to "box store" operations.

Please accept my apologies for the tardiness of this letter. As you can appreciate, this is the busiest time of our season and as a family business we do not have separate office staff. As such, we have only opened this correspondence today. As you can understand the grave importance of this issue on our business and as we have only missed the due date by one business day, please submit this to be considered in the formulation of the Planning Report to be presented at a future public meeting.

Thank you,

Tania Marthaler

On Behalf of: Fritz, Teresa, Bryan & Andre Marthaler, Brock Road Nursery & Complete Landscaping

1858 Gordon Street, Guelph, Ontario, N1L 1G6
Phone: 519.836.5010 Fax: 519.836.6880
www.brockroadnursery.com

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May 23, 2007 by email

Dear Mr. Hearne:

As President of the Old Brock Rpad Ratepayers Association I wish to comment on this application, specifically to the request for a variance to the number of stories of buildings on this sight.

The application requests that the buildings on this sight have the appearance of a 2 story building rather than actually being a 2 story building. It was my understanding that the requirement for 2 story buildings was to accomodate residential on the 2nd floor for purposes of intensification of population.

An application for an office building on a property adjacent to Brock Road Garage prompted a comment from planning department for requirement of a 2nd floor for residential purposes. Is it the intention of the planning department to circumvent these requirements for large developers, but force the "little guy" to follow your rules and regulations.

Respectfully submitted
Helmuth Slisarenko

Helmuth



City of Guelph

Report: 07-88

COMMUNITY DESIGN AND DEVELOPMENT SERVICES

TO: Council

DATE: 2007/10/01

SUBJECT: 1 CREEKSIDE DRIVE – Proposed Zoning By-law Amendment
(City of Guelph File ZC0611) – Ward 1.

RECOMMENDATION:

“THAT Report 07-88 regarding a Zoning By-law Amendment for property municipally known as 1 Creekside Drive from Community Design and Development Services dated October 1, 2007 BE RECEIVED; and

THAT the application by Black, Shoemaker, Robinson and Donaldson Planning Consultants Ltd. on behalf of Carson Reid Homes Ltd. for a Zoning By-law Amendment from the UR (Urban Reserve) Zone and P.1 (Conservation Land) Zone to the R.1B (Single Detached Residential) Zone and R.1D (Single Detached Residential) Zone affecting the property municipally known as 1 Creekside Drive and legally described as Part of Lots 5 and 6, Concession 3, Division C and Part of Original Road Allowance between Lots 5 and 6, Concession 3, Division C, partly contained in Parts 1, 2 and 7, Plan 61R-9936 in the 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 dated October 1, 2007”.

(The Staff recommendation for Council's consideration is outlined in **Schedule 2**)

SUMMARY OF PROPOSAL:

The application is for a Zoning By-law Amendment to permit the development of 8 lots for detached dwellings. Two lots are proposed with a minimum lot frontage of 15 metres on Creekside Drive and the remaining 6 lots are proposed with a minimum lot frontage of 9 metres on Watson Road (see **Schedule 6**).

BACKGROUND:

Location

The subject site is a 0.43 hectare parcel located at the northeast corner of the intersection of Watson Parkway North and Watson Road North (see Location Map on **Schedule 1**). Adjacent land uses consist of single detached lots to the north and a stormwater management facility to the south. Lands to the west and south of the subject property at the intersection of Watson Parkway and Starwood Drive are designated as a future "Mixed Use" Commercial Node in the Official Plan (see **Schedule 3**).

Official Plan Designation

The subject lands are designated "General Residential" in the Official Plan. This designation permits residential uses in low rise housing forms at a maximum density of 100 units per hectare.

Existing Zoning

The subject lands are currently zoned UR (Urban Reserve) Zone and P.1 (Conservation Land) 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 subject lands did not form part of the original Watson East Subdivision. 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 small southeastern portion of the subject lands that is zoned P.1 (Conservation Land) Zone reflects a former floodplain limit that existed prior to the construction of the Watson Parkway. The subject lands do not contain any natural features.

Closed Portion of Watson Road

The Watson East Subdivision (Draft Plan 23T-98501), which was approved on March 20, 2001, identified a portion of Watson Road to be closed and realigned to achieve the current preferred design of the Watson Road and Watson Parkway intersection. Following the realignment of Watson Road, a portion of Watson Road was closed by the City and conveyed to the current owner. **Schedule 4** illustrates the new alignment of the intersection and the portion of the original road allowance that has been closed. This has allowed the owner to assemble the lands that are now subject to the current zone change application. These lands include the future development blocks identified within Draft Plan

23T-98501, but not included with the registration of Watson Creek Phase 2 (Registered Plan 61M-129). The current proposal will allow the completion of the lotting pattern adjacent to this new intersection, as contemplated in the design of the original Watson East Subdivision.

REPORT:

Description of Proposed Zoning By-law Amendment

The applicant proposes to amend the zoning for the subject property from the current UR (Urban Reserve) Zone and P.1 (Conservation Land) Zone to the R.1B (Single Detached Residential) Zone and R.1D (Single Detached Residential) Zone. The existing and proposed zoning is shown in **Schedule 5**.

The requested zoning by-law amendment would allow the owner to proceed with the creation of the eight single detached lots through future consent to sever applications to be considered by the Committee of Adjustment. The development concept is shown in **Schedule 6**. The two proposed R.1B lots would have frontage on Creekside Drive to the north and the remaining six R.1D lots would have frontage on Watson Road to the south. No direct access from Watson Parkway would be provided to the proposed lots.

Planning Analysis

Planning staff support this rezoning application to accommodate the development of eight lots for detached dwellings. The proposed development will complete a logical lotting pattern at the northeast corner of Watson Road and Watson Parkway in accordance with the development concept contemplated for this area when the overall Watson East Subdivision was draft approved in 2001. The proposed single detached lots are consistent with the current lotting pattern established along Creekside Drive.

The proposed development will allow an appropriate degree of residential intensification consistent with the goals and direction of the Provincial Policy Statement and Places to Grow legislation. Based on a household size of 3.2 persons for detached dwellings, a total of 61 persons and jobs combined per hectare could be accommodated through the proposed development.

In an effort to explore opportunities for increasing residential density on the subject site, staff did have discussions with the applicant regarding an alternative on-street townhouse development proposal. Following a review of this option, it was determined that there was limited potential to increase residential density through a townhouse development form given the size and configuration of this particular site. It is also noted that the development of townhouse units would not permit the development of accessory apartments, thereby limiting this opportunity for residential intensification. This opportunity is provided with the applicant's current proposal for the development of eight single detached lots. The proposed single detached lots are considered more appropriate for this particular site to

complete a logical lotting pattern in conjunction with approved development to the east.

The surrounding Watson East area has been comprehensively planned to provide a full range of housing forms, including various medium and high density residential sites. In addition, further opportunities to accommodate high density residential development exist in conjunction with the future development within and adjacent to the Watson and Starwood Mixed Use Node to the west of the subject site (see **Schedule 3**).

CORPORATE STRATEGIC PLAN:

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

FINANCIAL IMPLICATIONS:

Based on Maximum of 8 Residential Units

Population Projections

- 25 persons (based on 3.28 persons per unit) which represents 107 persons per hectare based on the Province's 'Places to Grow' density calculation.

Projected Taxation

- \$ 19, 322 (based on average values from 2003 to 2005 assessment)

Development Charges

- \$82, 440

DEPARTMENTAL CONSULTATION:

The public and agency comments received during the review of the application are included on **Schedule 8**.

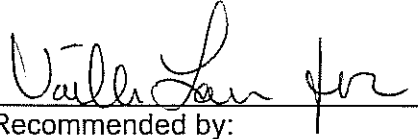
ATTACHMENTS:

- Schedule 1 – Location Map
- Schedule 2 – Regulations and Conditions
- Schedule 3 – Official Plan Designations
- Schedule 4 – Realigned Watson Road/Watson Parkway
- Schedule 5 – Existing and Proposed Zoning
- Schedule 6 – Proposed Concept Plan
- Schedule 7 – Circulation Comments

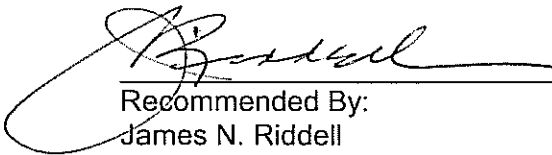
Schedule 8 – Public Notification Summary



Prepared By:
Chris DeVriendt, Senior Development Planner



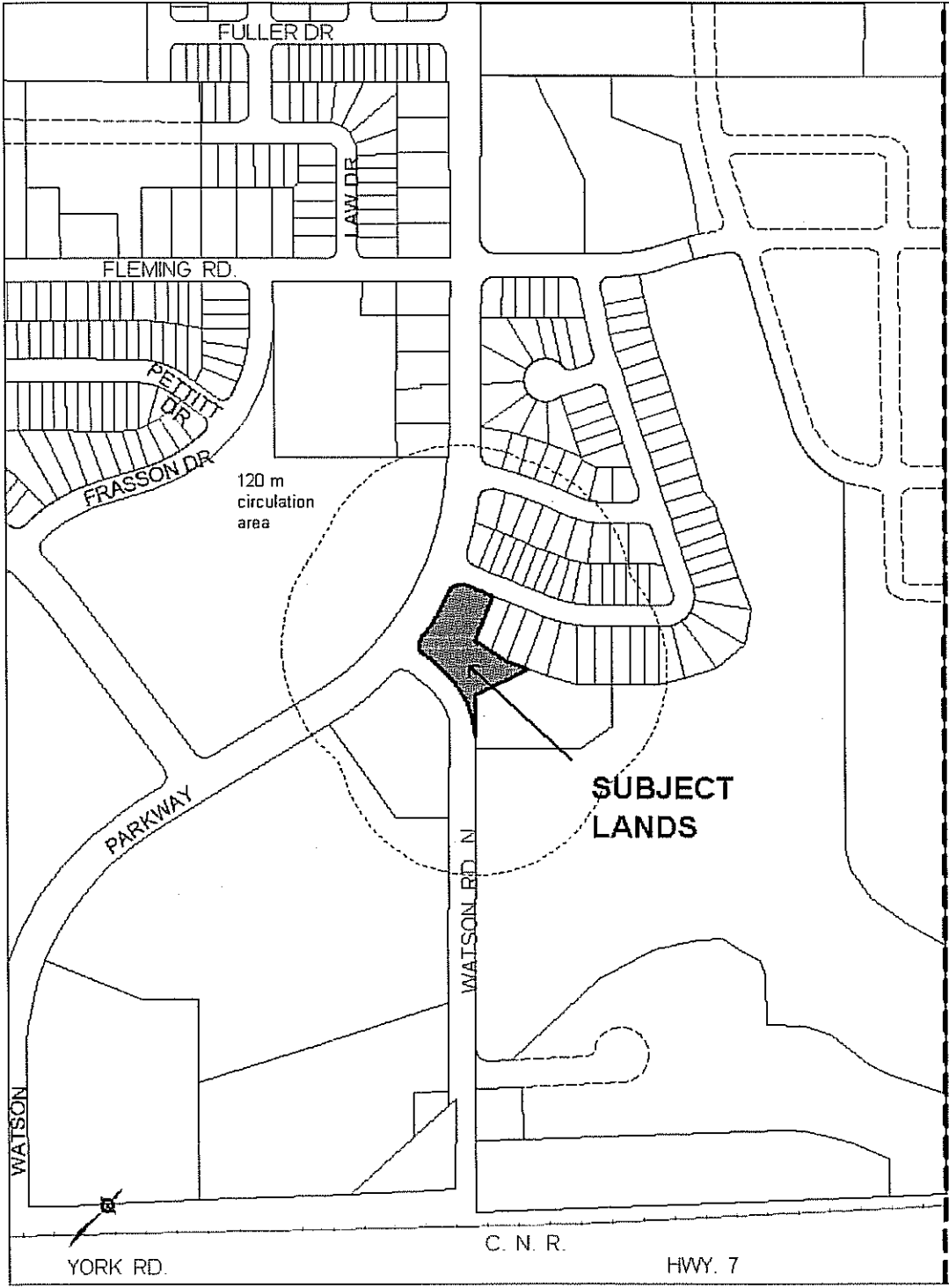
Recommended by:
R. Scott Hannah, Manager of
Parks and Development Planning



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

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SCHEDULE 1 LOCATION MAP



SCHEDULE 2

REGULATIONS AND CONDITIONS

The property affected by this zoning amendment is municipally known as 1 Creekside Drive and legally described as Part of Lots 5 and 6, Concession 3, Division C and Part of Original Road Allowance between Lots 5 and 6, Concession 3, Division C, partly contained in Parts 1, 2 and 7, Plan 61R-9936 in the City of Guelph.

The following zoning is proposed:

Residential Single Detached (R.1B) Zone

(Lot 7 and Retained Lot)

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 of Zoning By-law (1995) – 14864, as amended.

Residential Single Detached (R.1D) Zone

(Lots 1 to 6)

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 of Zoning By-law (1995) – 14864, as amended.

CONDITIONS

The following conditions are for the information of Council and will be recommended as conditions of consent:

1. Prior to the endorsement of the deeds, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the project, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
2. Prior to any severance of the lands and prior to any construction or grading on the lands, the developer shall submit a detailed Stormwater Management Report and Plans to the satisfaction of the City Engineer which shows how stormwater from the lands will be controlled and conveyed to the receiving water body and how the relocated storm works

will have storm water storage in the ditch equal to or greater than the stormwater storage in the existing channel.

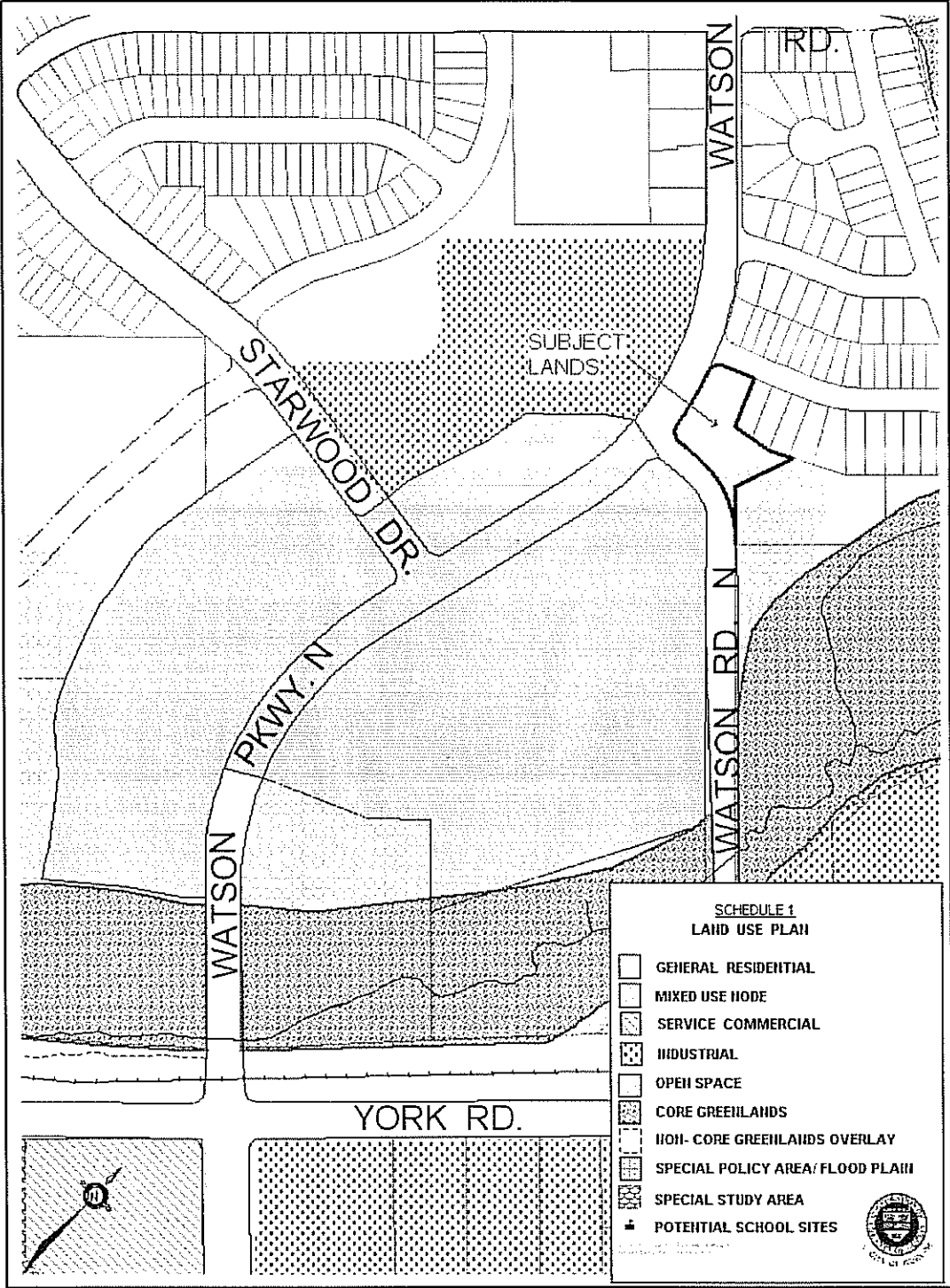
3. Prior to any construction or grading on the lands, the developer shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer. Furthermore, the developer shall provide a qualified environmental inspector, satisfactory to the City Engineer, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.
4. The developer shall pay to the City the actual cost of constructing concrete sidewalks abutting the proposed lots and furthermore, 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 sidewalk.
5. That the developer pays the actual cost of constructing and installing any service laterals required and furthermore, prior to any severance of the lands, the developer shall pay to the City the estimate cost of the service laterals, as determined by the City Engineer.
6. 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.
7. That the Developer prepares a drainage and grading plan, satisfactory to the City Engineer, for all the proposed residential lots, prior to the issuance of any building permit. 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.
8. 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.
9. That the developer make arrangements, satisfactory to the City Engineer, concerning the scheduling of the development and the developer's payment of costs for services for the lands.

10. That all telephone and Cable TV service to the lands be underground and the developer shall enter into a servicing agreement with Bell Canada providing for the installation of underground telephone service prior to severance of the lands.
11. That all electrical services to the lands be underground and the developer shall make arrangements satisfactory to the Engineering Department of 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 the elevation and design for the new dwellings 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 dwelling.
13. That a site plan be prepared for the severed parcels indicating:
 - a) The location and design of the new dwelling;
 - b) The location and extent of driveway and legal off-street parking space for the new dwelling;
 - c) Grading, drainage and servicing information as required by the Director of Community Design and Development Services; and

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.

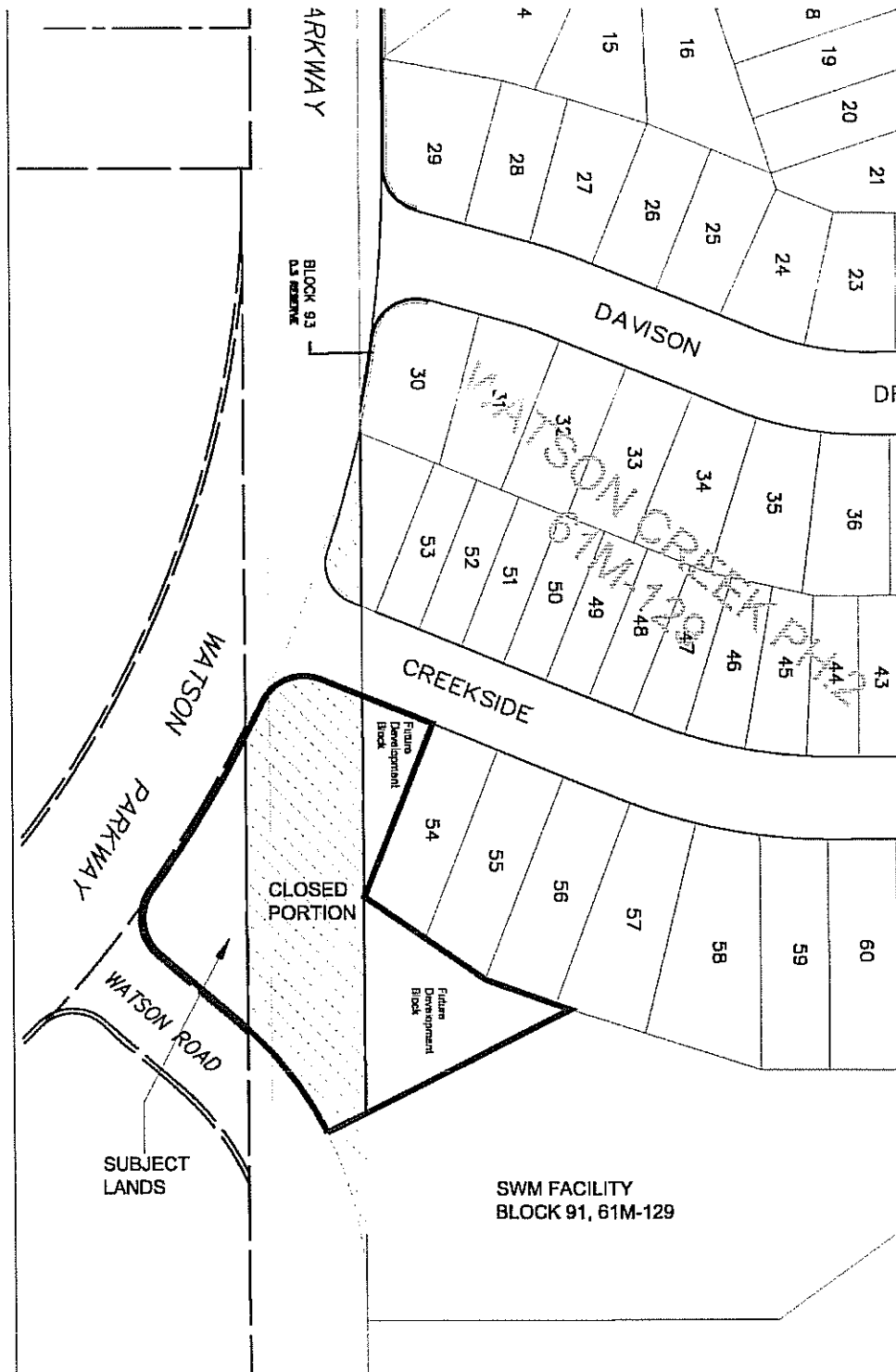
14. That the developer enter into an Engineering Services Agreement with the City and a Subdivision Agreement with the City, registered on title, satisfactory to the City Solicitor, that covers the conditions of approval prior to the severance of the lands.

SCHEDULE 3 OFFICIAL PLAN DESIGNATIONS



SCHEDULE 4

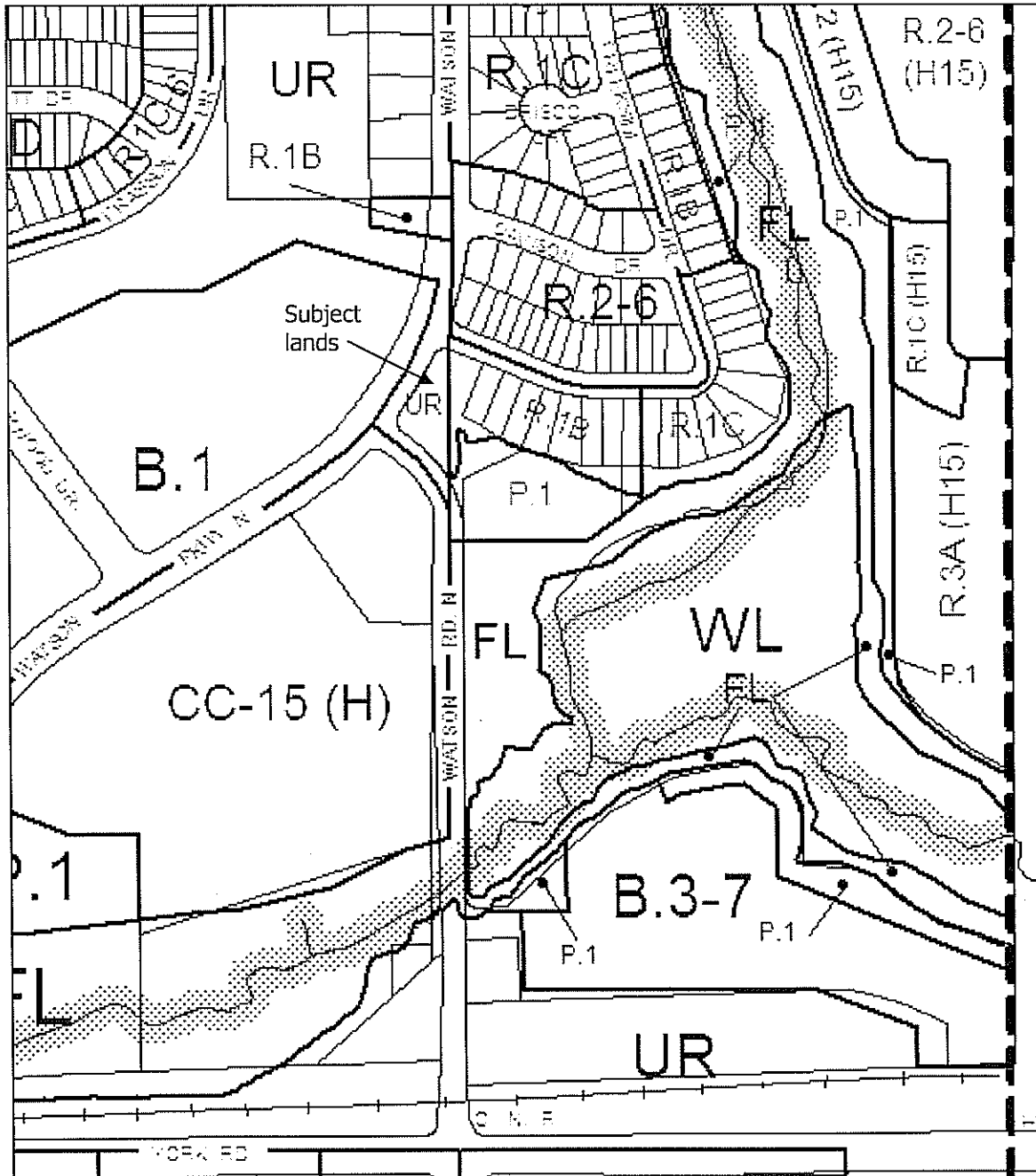
REALIGNED WATSON ROAD / WATSON PARKWAY INTERSECTION ILLUSTRATING CLOSED PORTION OF ORIGINAL ROAD ALLOWANCE



SCHEDULE 5

EXISTING AND PROPOSED ZONING

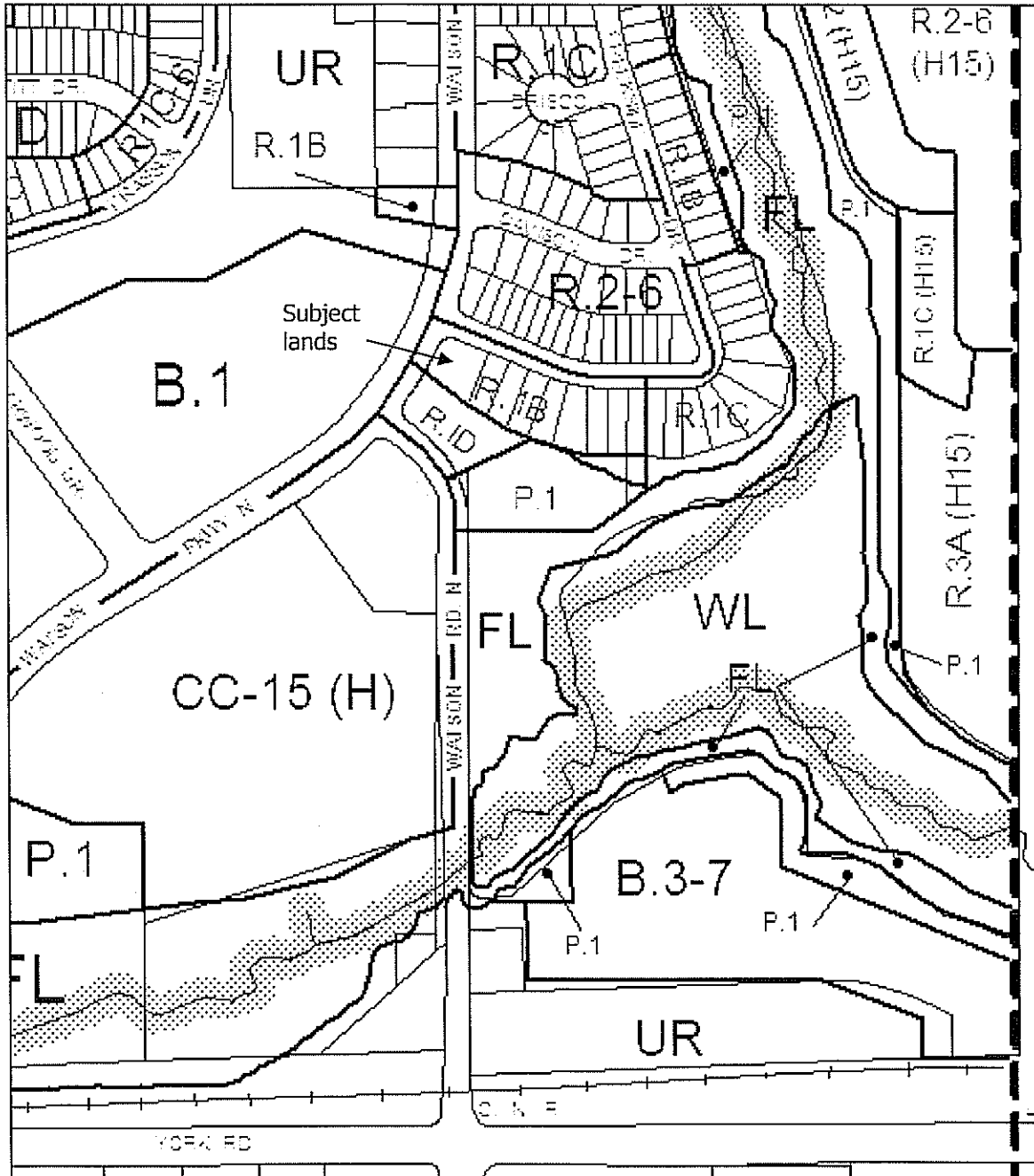
EXISTING ZONING



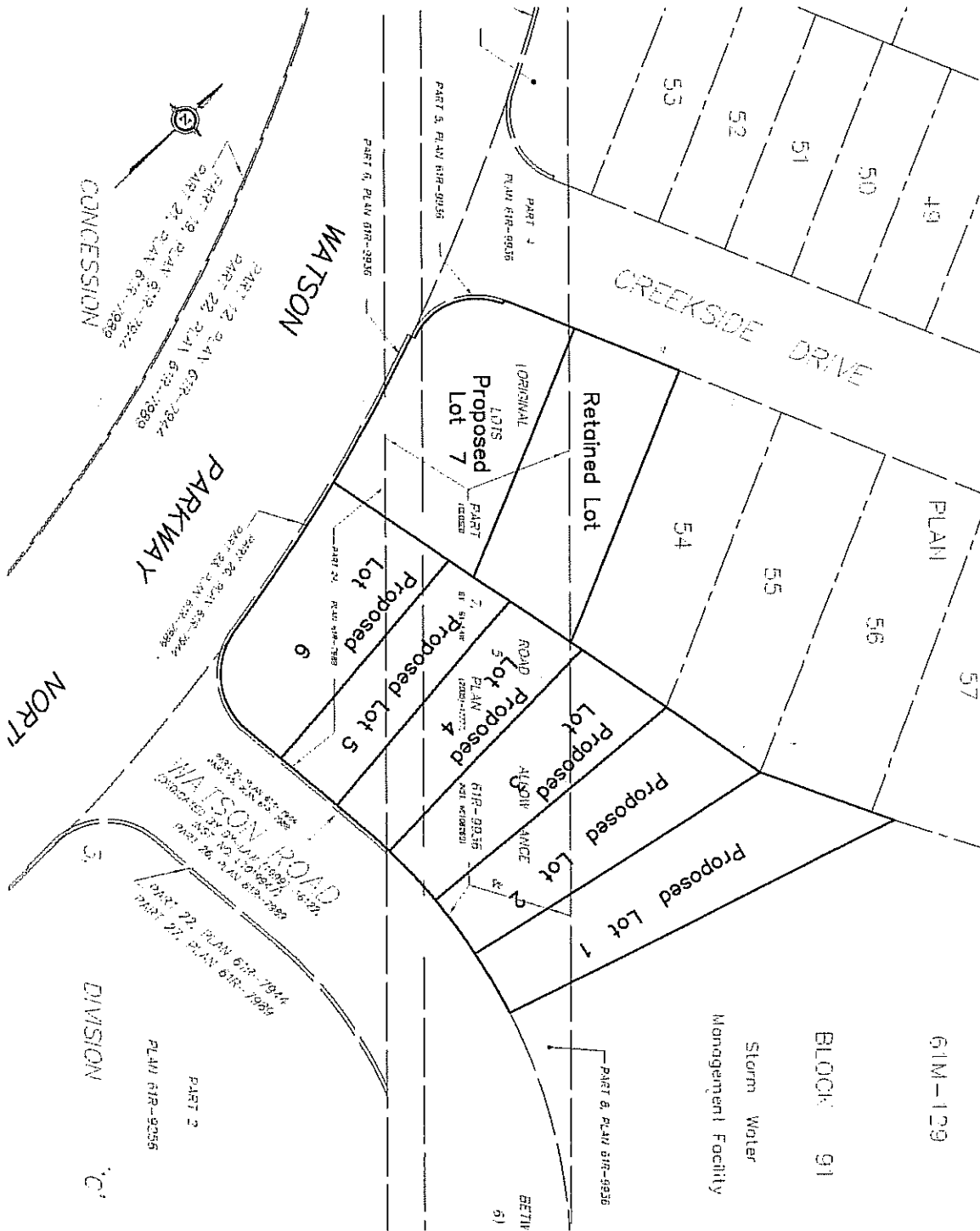
SCHEDULE 5

EXISTING AND PROPOSED ZONING (CONTINUED)

PROPOSED ZONING



SCHEDULE 6 PROPOSED CONCEPT PLAN



SCHEDULE 7

CIRCULATION COMMENTS

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Planning		✓	Support subject to Schedule 2
Engineering		✓	Support subject to Schedule 2
Wellington County	✓		
Heritage Guelph	✓		
Guelph Development Association	✓		Support proposal
Finance		✓	Development Charges
Guelph Hydro	✓		
Guelph Police Service	✓		
Guelph Chamber of Commerce	✓		
Emergency Services / Fire Department	✓		
Canada Post	✓		
Wellington Catholic District School Board	✓		
Upper Grand District School Board	✓		Education Development Charges

SCHEDULE 8

PUBLIC NOTIFICATION SUMMARY

June 30, 2006	Application submitted to the City of Guelph
December 13, 2006	Notice of Application mailed to prescribed agencies and surrounding property owners within 120 metres.
September 7, 2007	Notice of Public Meeting mailed to prescribed agencies and surrounding property owners with 120 metres.
October 1, 2007	Public Meeting of City Council.