

**Planning Justification Report  
for 1888 Gordon Street  
Guelph, Ontario**

161401285



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

Prepared by:  
Stantec Consulting Ltd.  
600-171 Queens Avenue  
London ON N6A 5J7

February 3, 2017

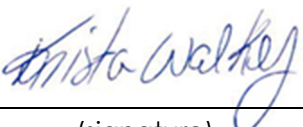


## Sign-off Sheet

This document entitled Planning Justification Report for 1888 Gordon Street Guelph, Ontario was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Tricar Developments Inc. (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by  \_\_\_\_\_  
(signature)

**Andrea McCreery, MCIP, RPP**

Reviewed by  \_\_\_\_\_  
(signature)

**Krista Walkey, MCIP, RPP**



## Table of Contents

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>1.1</b>
<b>2.0</b>	<b>SITE DESCRIPTION AND SURROUNDING LAND USES .....</b>	<b>2.1</b>
2.1	SUBJECT LANDS .....	2.1
2.2	EXISTING PLANNING CONTROLS .....	2.2
<b>3.0</b>	<b>DEVELOPMENT OVERVIEW .....</b>	<b>3.1</b>
3.1	OVERVIEW .....	3.1
3.2	PROPOSED APPLICATION .....	3.2
<b>4.0</b>	<b>LAND USE POLICY FRAMEWORK OVERVIEW .....</b>	<b>4.1</b>
4.1	PROVINCIAL POLICY STATEMENT, 2014 .....	4.1
4.2	GROWTH PLAN FOR THE GREATER GOLDEN HORSEHOE, 2006 .....	4.2
4.3	LOCAL GROWTH MANAGEMENT STRATEGY .....	4.3
4.4	CITY OF GUELPH OFFICIAL PLAN (SEPTEMBER 2014 CONSOLIDATION) .....	4.3
4.5	OFFICIAL PLAN AMENDMENT NUMBER 48: ENVISION GUELPH – OFFICIAL PLAN UPDATE .....	4.9
4.6	SOUTH GUELPH SECONDARY PLAN .....	4.10
4.7	THE COMMUNITY ENERGY INITIATIVE .....	4.11
4.8	CITY OF GUELPH URBAN DESIGN ACTION PLAN (2009) .....	4.12
4.9	ZONING BYLAW 1995-14864 .....	4.14
<b>5.0</b>	<b>DEVELOPMENT PROPOSAL .....</b>	<b>5.1</b>
5.1	ZONING BY-LAW AMENDMENT: ZONING BY-LAW COMPARISON .....	5.1
5.2	PROPOSED SITE SPECIFIC REGULATIONS .....	5.2
5.2.1	Building Height and Maximum Density .....	5.2
5.2.2	Permitted Uses .....	5.3
5.2.3	Setbacks .....	5.3
5.3	DRAFT ZONING BY-LAW .....	5.3
<b>6.0</b>	<b>TRANSPORTATION .....</b>	<b>6.1</b>
<b>7.0</b>	<b>SERVICING AND STORMWATER MANAGEMENT .....</b>	<b>7.1</b>
<b>8.0</b>	<b>ENVIRONMENTAL IMPACT STATEMENT .....</b>	<b>8.1</b>
<b>9.0</b>	<b>URBAN DESIGN BRIEF .....</b>	<b>9.1</b>
<b>10.0</b>	<b>CONCLUSIONS .....</b>	<b>10.1</b>
<b>LIST OF APPENDICES</b>		
<b>APPENDIX A</b>	<b>CONCEPTUAL SITE PLAN .....</b>	<b>A.1</b>
<b>APPENDIX B</b>	<b>ENERGY COMMITMENT LETTER .....</b>	<b>B.1</b>



# PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Introduction  
February 3, 2017

## 1.0 INTRODUCTION

On behalf of our client, The Tricar Group, Stantec has prepared this Planning Justification Report in support of their application to the City of Guelph for a proposed Official Plan amendment, Zoning By-law amendment and Site Plan approval for 1858 & 1888 Gordon Street in Guelph, Ontario (herein referred to as 1888 Gordon Street). The report has been prepared as outlined at the Pre-consultation meeting held on October 22, 2014 by the City of Guelph.

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

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

- Traffic Impact Study
- Draft By-Law indicating specialized regulations
- Functional Stormwater and Servicing Report (including preliminary servicing and grading plans)
- Community Energy Commitment Letter (included in this report)
- Scoped Environmental Impact Study (including tree inventory and hydrogeological reports)
- Urban Design Brief
- Conceptual Site Plan

Collectively these reports demonstrate a "Complete Application" and are reflective of the discussions at the Pre-consultation Meeting of October 22, 2014 and should be circulated to the planning review agencies, and made available to Council and the public.



# PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Site Description And Surrounding Land Uses  
February 3, 2017

## 2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

### 2.1 SUBJECT LANDS

The subject site is located at 1888 Gordon Street at the east corner of Poppy Drive and Gordon Street in Guelph, Ontario, as shown on **Figure 1**. The site is approximately 3.193 hectares, with one residential building, and the remaining site is vacant.

To the immediate north is a garden nursery, and a large commercial/retail centre located north of Poppy Drive. Recent low density residential developments have been constructed along Poppy Drive and Hawkins Drive to the northeast, and Poppy Drive and Gordon Street to the southwest. To the south is a mix of general residential, natural areas and open space designated lands.

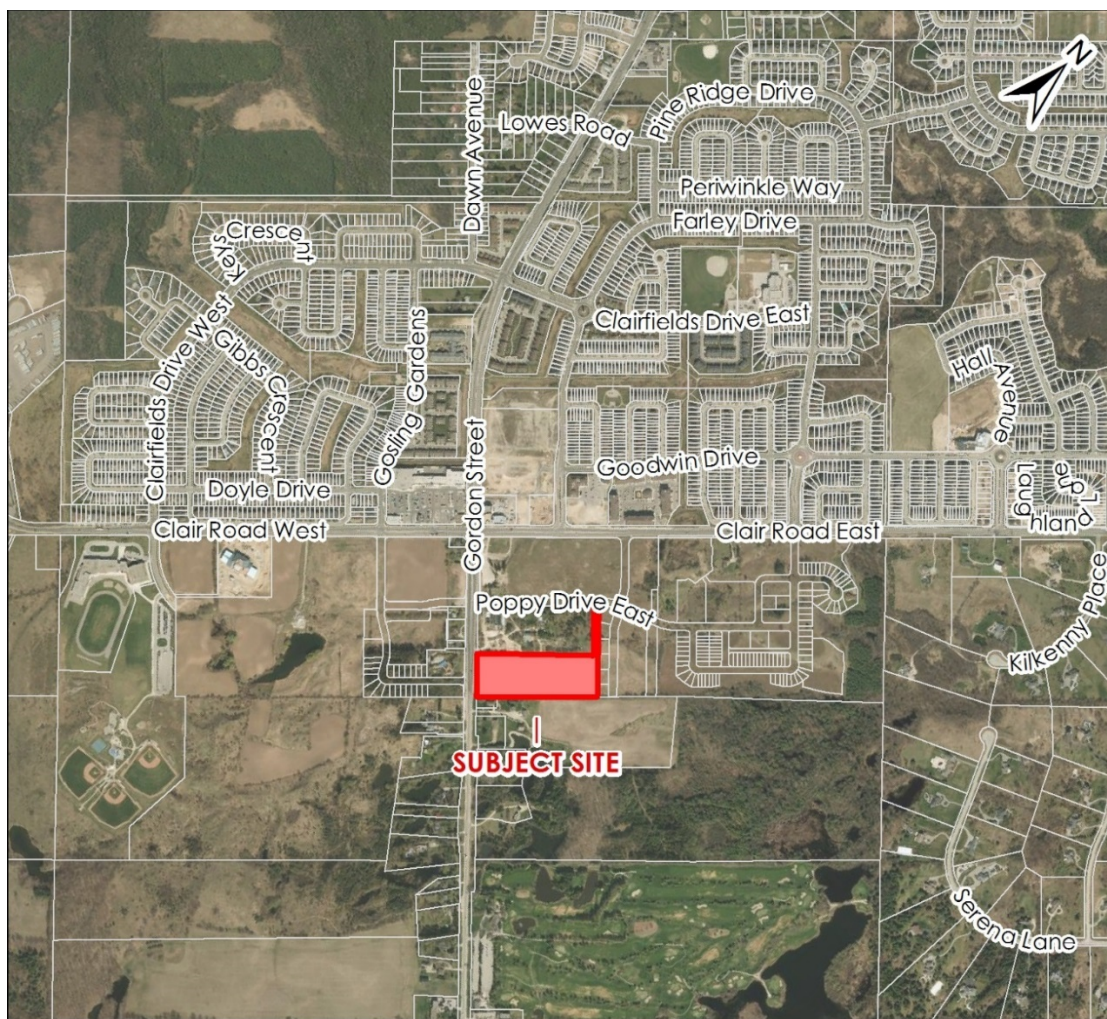


Figure 1: Site Location



# PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Site Description And Surrounding Land Uses  
February 3, 2017

## 2.2 EXISTING PLANNING CONTROLS

**Official Plan:** The subject site is designated as High Density Residential in the City of Guelph Draft Official Plan (OPA 48), Draft Schedule 2: Land Use Plan (September 2012 consolidation) **Figure 2**. The existing City of Guelph Official Plan 2001 (September 2014 consolidation), currently in effect, designates the subject site as General Residential (**Figure 3**), and within the South Guelph Secondary Plan (Schedule 1A).

**Zoning by-law:** The Zoning By-law identifies the site within the Township of Puslinch, County of Wellington, and as such, no zone category has been applied to the lands.

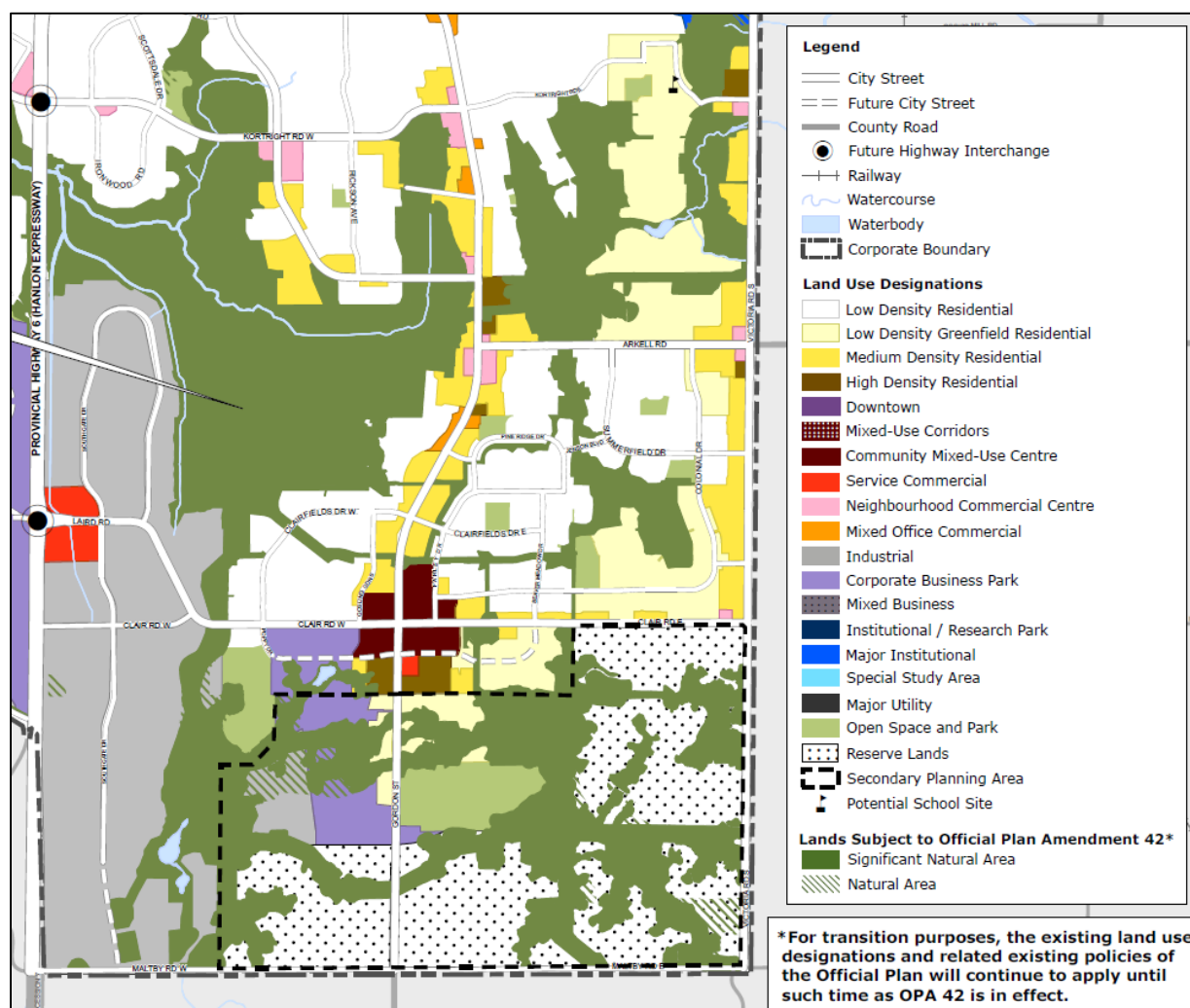


Figure 2: OPA 42 Draft Schedule 2



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Site Description And Surrounding Land Uses  
February 3, 2017

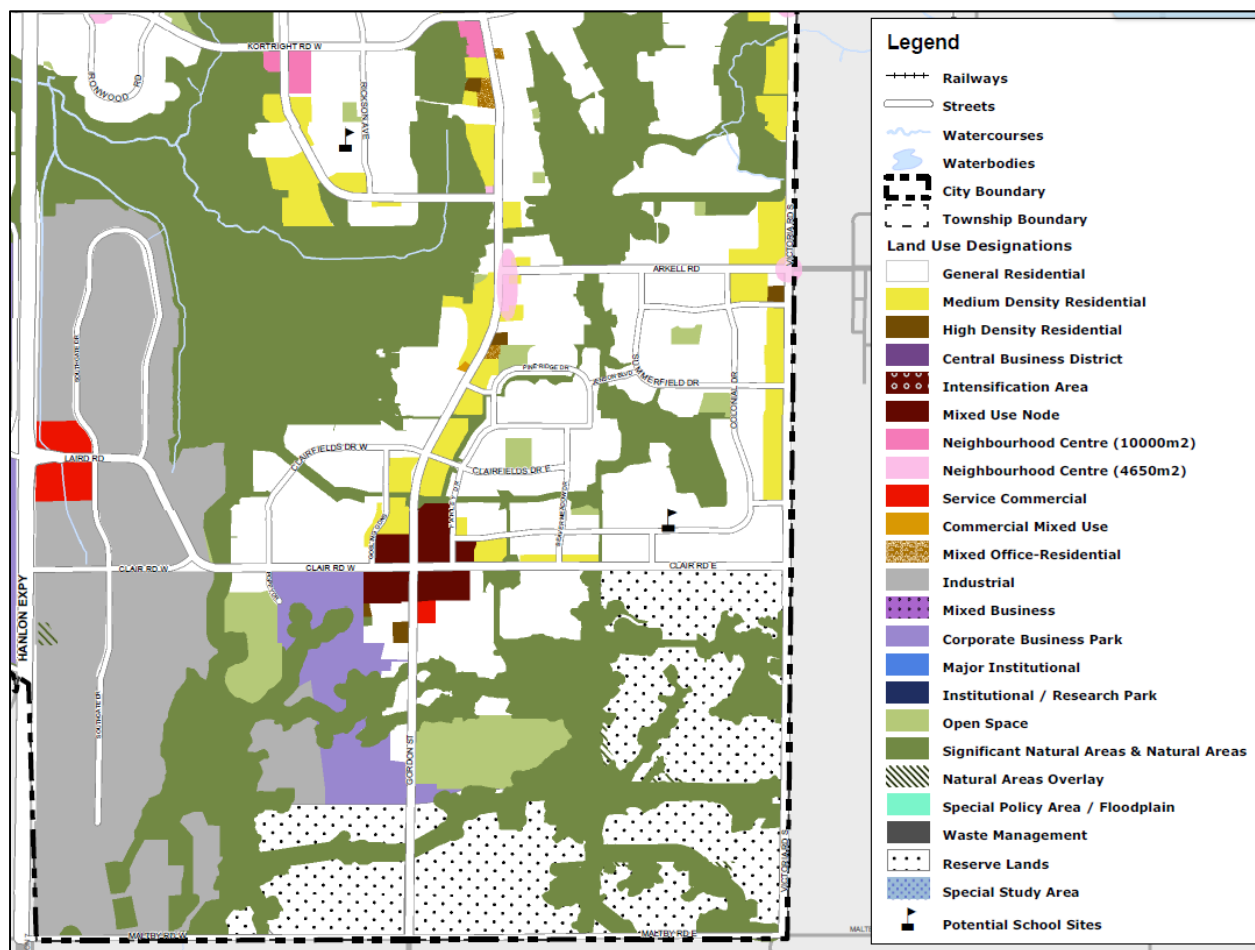


Figure 3: Official Plan 2001 Schedule



### 3.0 DEVELOPMENT OVERVIEW

#### 3.1 OVERVIEW

The Tricar Group is proposing six buildings, two, fourteen story residential buildings (buildings 1 & 2) to the northwest of the site with a linking single story amenity building, a ten story residential building to the northeast (building 3) and two four story residential buildings to the south east (buildings 4 & 5). The development will be subject to a future site plan approval application and an application to develop a Plan of Condominium.

The Tricar Group is an experienced developer of high rise buildings and proposes to construct a compact high density residential development in the south end of Guelph. The proposed development aligns with the proposed secondary plan phasing and moves to meet growth and intensification targets for the City. The development will provide residential condominium living opportunities within close-proximity to the Gordon Street Corporate Business Park, retail and commercial blocks, and accessible public transportation with convenient routes to the University and downtown core. This development will create residential living space with open space to the adjacent natural areas, active and passive recreational amenities, together with a sense of place within the South Guelph planning area community.

The development provides underground and surface parking. Three storeys of underground/enclosed parking are proposed for each of the five residential buildings, totaling 701 stalls. The underground and surface parking areas will have access off the internal main street connecting Gordon Street to the north access at the rear of the parcel.

The proposed 14 storey (buildings 1 and 2) and 10 storey apartments (building 3) will consist of 156 units (building 1), 147 units (building 2) and 134 units (building 3). The four storey apartments (buildings 4 and 5) will consist of 40 units each. A mixture of one, two and three bedroom units will be available within the 14 storey apartments; one and two bedroom units will be available within the 10 storey apartment; and two bedroom units available within the four storey apartments.

Each unit offers ample living space, amenities, views, and secure access. The units proposed in the apartments have a floor space ranging from 950 to 1600 square feet, which contribute to housing option variation to the residential market and to provides choice to consumers.

The westerly 14 storey apartment building proposes seven (7) two storey townhouses oriented to Gordon Street, providing an enhanced façade and aesthetic street view from the public realm. Three single storey townhouses are proposed along the front of both 14 storey apartments, oriented towards the internal main street. Each of the four storey apartments propose four single storey townhouses fronting the internal main street and open space block interior to the site. The townhouses along Gordon Street and the private road are intended to be interactive with the



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Development Overview  
February 3, 2017

apartment buildings by providing appropriate scale and massing to the street outside to create a vibrant pedestrian environment.

The development proposes a large outdoor commons gathering place and an amenity building including a pool, both to be located within the centre of the site. The location provides uniform accessibility from the proposed residential buildings and informal surveillance to these areas for security. These large landscaped features are connected via sidewalks to all five residential buildings. A total of 41.7% of the site will be landscaped.

This proposed development will provide for a variety of residential options within the South Guelph Planning Area. It is strategically located in proximity to public and active transit, employment opportunities, and commercial and retail amenities; providing a live-work-play compact development form.

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

### 3.2 PROPOSED APPLICATION

The application submitted as part of this development is to:

- Apply for an Official Plan Amendment to the existing General Residential designation (Official Plan 2014 consolidation, in effect) to High Density Residential (Schedule 2, OPA 48, currently under appeal) with a density increase up to a maximum of 174 units per hectare.
- Apply for a R.4B residential zoning category on the subject property with specific provisions to permit townhouses, minor reductions of side yard setbacks and distance between buildings, and an increased Floor Space Index, density and height.



## **4.0 LAND USE POLICY FRAMEWORK OVERVIEW**

### **4.1 PROVINCIAL POLICY STATEMENT, 2014**

The Provincial Policy Statement (PPS) sets a policy foundation for regulating the development and use of land; it provides direction on matters of provincial interest and supports the enhancement of the quality of life for all citizens of Ontario. The legislation requires that *Planning Act* applications must be "consistent with" the Provincial Policy Statement. With regards to the Provincial Policy Statement, the proposal is consistent with following policies in support of the application:

Building Strong Communities: The proposal supports the policies and guidelines of this section of the Provincial Policy Statement in the following ways:

- It's an efficient land use and will contribute to the mix of residential options; (1.1.1 a/b)
- The land use patterns pose no threat to the environment or public health and safety; (1.1.1 c)
- Avoids development and land use patterns that would prevent the efficient expansion of settlement areas in areas adjacent or close to settlement areas; (1.1.1 d)
- Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; (1.1.1 e); and,
- Infrastructure is readily available (1.1.1 g).

It also supports the Settlement Area objectives of:

- Settlement areas as the focus of growth; (1.1.3.1) and
- Land use patterns within settlement areas shall be based on densities and mix of land uses, efficient use of land, resources and infrastructure; (1.1.3.2a)

The development will provide a range and mix of housing types and densities to meet the projected current and future residents' needs and supports the Housing objectives by:

- Directing development of new housing towards location where appropriate levels of infrastructure and public service facilities are available to support current and projected needs; (1.4.3c) and

A healthy, active community will be promoted by planning streets and spaces to meet the needs of pedestrians which fosters social interactions and facilitates active transportation/community connectivity. (1.5)



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Land Use Policy Framework Overview  
February 3, 2017

Infrastructure will be used in an efficient and cost-effective manner, and will be available to meet current and future needs. (1.6)

It is our professional opinion, that the proposed Official Plan and Zoning By-law amendments are consistent with the PPS.

### 4.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSEHOE, 2006

The Growth Plan was prepared under the Places to Grow Act, 2005 and implements Provincial Interest in building stronger, prosperous communities by managing growth of the Greater Golden Horseshoe to the planning horizon of 2031. An amendment to the population and employment forecasts updated the Plan to a planning horizon of 2041 to help communities to better plan for future growth and are in effect as of June 17, 2013. All applications initiated after June 16, 2006 must be "in conformity" with the Growth Plan.

The City of Guelph is within the Outer Ring of the Greater Golden Horseshoe. Table 2 outlines the Distribution of Population and Employment to 2041 is as follows for the City:

**Table 2: Distribution of Population and Employment to 2041 for the City of Guelph**

	2031	2036	2041
<b>Population</b>	177,000	184,000	191,000
<b>Employment</b>	94,000	97,000	101,000

The proposed development conforms to the policies for Designated Greenfield Areas (Section 2.2.7) and Managing Growth (2.2.1.3) by:

- Contributing to the creation of complete communities;
  - Providing for a diverse range and mix of housing;
  - Integrating and contributing to sustaining the viability of transit services;
  - Supporting overall quality of life, including human health, for people of all ages and abilities through the planning for and provision of:
    - a compact built form that reduces dependence on the automobile;
    - public service facilities, co-located and integrated in community hubs, that are accessible by active transportation and transit;
      - provides amenities, such as recreation facilities needed to support planned population;
- Contributing to the density target for residences and employment combined per hectare within the horizon of the plan; and
- Being on full municipal services and allowing the logical extension of these services.



Therefore, in our professional planning opinion the proposed development is consistent with and conforms to Provincial policies in effect by efficiently utilizing land to provide for a mix of housing types/densities, directs growth to the Guelph Urban Area where municipal services are available, conforms to the secondary plan area proposed phasing, and completes an existing residential community.

### 4.3 LOCAL GROWTH MANAGEMENT STRATEGY

The City of Guelph approved the Local Growth Management Strategy in 2009. The Strategy outlines and established targets for the City Growth which estimates approximately 175,000 people and 31,000 jobs by 2031. The Strategy further identifies policy focus on high density growth and intensification opportunities on vacant or under-used parcels of land. The minimum density targets to be achieved for the Guelph Urban area are 50 residents and jobs combined per hectare for new greenfield development (Growth Plan, 2006).

The Gordon Road area development, abutting the Gordon/Clair intersection has developed within the past decade and is at a density of approximately 12 units per hectare, or 35 to 40 persons per hectare (LGMS, 2006; PPS, 2014). The proposed development located south of the existing community will contribute a density of approximately 155 units/ha (maximum of 175 units/ha); exceeding the LGMS goals.

In addition to adhering to the Strategy's density goals, the development will support transit, walking and cycling for everyday activities (Section 2.4.5.1 (h)). Although the development is located on the south edge of the City, it is within proximity to a large community mixed-use node and the transit, which make the site ideal for supporting a walkable community and reduce the number of vehicular trips.

### 4.4 CITY OF GUELPH OFFICIAL PLAN (SEPTEMBER 2014 CONSOLIDATION)

The subject property is designated as General Residential in the current Official Plan, as shown on **Figure 3**. The Official Plan permits multiple unit residential buildings, such as townhouses and apartments, under the General Residential designation; however, density must not exceed 100 units per hectare (Section 7.2.32). As such, the proposed development is seeking an amendment from General Residential to High Density Residential and an increase in density to a maximum of 175 units per hectare..

The proposed development generally conforms to the policies of the High Density Residential Land Use Designation:

- Multiple unit residential buildings in the form of four, ten and fourteen storey apartments are proposed on the subject site (7.2.41)



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Land Use Policy Framework Overview  
February 3, 2017

- This compact, high density development is supported by existing public transit, Gordon Street, which provides access to Highway 401 and the City of Guelph downtown core, and active transportation network provided via bicycle lanes and sidewalks (7.2.42 b)
- Provides for a variety of housing types and forms within the South Guelph Planning Area (7.2.42 c)
- The proposed development complies with the criteria established for multiple unit residential buildings are outlined in policies 7.2.7 and 7.2.45:
  - Proposed development is in proximity to major employment (business park), commercial (Clair/Gordon Street mixed use node); and located on an arterial road (Gordon Street) (7.2.45).

*7.2.7 a) That the building form, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity;*

The 14 and 10 storey apartment buildings are sited along the northwest property line, with the two 14 storey buildings adjacent to an existing service commercial property. The 10 storey building is sited over 30 metres from the east property line, adjacent to vacant residential land. The two four storey residential buildings are staged along the southeast limit. The step-down approach from 14 to 10 to 4 storeys is considerate of the existing residences located south the subject site fronting Gordon Street, and will provides substantial privacy for both the existing and proposed residences. An Urban Design Brief has been prepared to address built form and interaction with the abutting properties and is summarized in Section 9.0 of this report.

*7.2.7 b) That the proposal can be adequately served by local convenience and neighbourhood shopping facilities, schools, parks and recreation facilities and public transit;*

The development is located within proximity to public transit provided along Gordon Street, the mixed use node located at the intersection of Gordon Street and Claire Road, and Gosling Gardens Park and South End Community Park. These retail, commercial and recreational facilities are located within 1 km of the subject site. Public transit is available within 400 metres of the site.

*7.2.7 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*

Vehicle access is provided from Gordon Street, and circulation is provided through the site to the second ingress/egress point at the north corner of the property. Underground and surface parking will be provided. A Traffic Impact Study has been prepared and is summarized in Section 6.0 of this report.



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Land Use Policy Framework Overview  
February 3, 2017

*7.2.7 d) That adequate municipal infrastructure, services and amenity areas for the residents can be provided.*

Full municipal services are available to the site via Poppy Drive and Gordon Street. A servicing report has been completed and is summarized in Section 7.0 of this report.

As discussed in Section 4.3 of this report, the minimum density targets to be achieved for the Guelph Urban area are 50 residents and jobs combined per hectare for new greenfield development (Growth Plan, 2006). The net density of development within the High Density Residential Land Use Designation shall not exceed 150 units per hectare (7.2.43). The proposed development is requesting allowance to contribute a density of approximately 155 units/ha, up to a maximum of 175 units/ ha. . The requested maximum density allows for variation of unit size within the proposed building footprint to accommodate market demands, including the potential to provide a variation of housing costs within the site, creating a mixed income development.

The proposed development is located within a greenfield area, as identified on Schedule 1B of the City's Official Plan. Section 2.4.10 outlines requirements for the planning and design of developments to contribute to the City's vision of a diverse and complete community. Development within greenfield areas must be compact, support linkages for active transportation (pedestrian, cycling), and promote live/work opportunities.

The proposed development conforms to the greenfield area policies in Section 2.4.10.1, as outlined below:

- a) achieve an overall minimum density target that is not less than 50 residents and jobs combined per hectare in accordance with the Growth Plan policies. The density target will be measured in accordance with the provisions of subsection 2.2.7.3 of the Growth Plan over the entire designated greenfield area to be developed;*

The proposed development will contribute a density of approximately 155 units/ha, up to maximum of 175 units/ha.

- b) ensure that new development is designed to promote energy conservation, alternative and/or renewable energy systems, and water conservation;*

A Community Energy Commitment Letter has been provided in **Appendix B**, addressing how the proposed development has been designed to promote energy conservation, water conservation and general sustainable environmental practices.

- c) create street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services;*

An existing bicycle lane on the east and west side of Gordon Street begins at the edge of the subject site, and extends north to the downtown core. Public transit is available via a bus stop



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Land Use Policy Framework Overview  
February 3, 2017

located along Poppy Drive, approximately 400 metres from the subject site. A future sidewalk connection is proposed from the site to Gordon Street to provide safe accessibility for pedestrians to and from the mixed use node for shopping, entertainment, and amenity services.

- d) provide a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods; & f) promote, where appropriate through secondary planning the development of identifiable, pedestrian oriented neighbourhood scale 'urban villages' through the use of medium and high density, street-related built form that contains a mix of commercial, residential and employment uses, as well as supporting live/work opportunities. These centres will be designed around active public spaces and street and pedestrian access that is well linked to the surrounding neighbourhood through walking, cycling and public transit; and*

The proposed residential development contributes to a 'complete community' within the South Guelph area, as the adjacent land uses are comprised of natural heritage, commercial, retail, business district and other residential areas. The corporate business park and mixed use node make the proposed development an ideal location to support live/work opportunities for future residents.

- e) create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling;*

An outdoor square and amenity building are proposed in a central location for the development. The siting of this indoor and outdoor amenity area provides equal accessibility to all residents of the community. Details of the proposed amenity spaces and additional urban design features are discussed in Section 9.0 of this report.

- f) develop and implement policies, including phasing policies and other strategies to achieve the intensification and density targets of this Plan.*

As discussed in point a) above, the proposed development will achieve the density targets and conforms to the phasing policies of this Plan.

Section 3 of the Official Plan outlines general development policies which include Section 3.2 Community Form Statement. The proposed development conforms to the community form policies by proposing a vibrant residential community which will accommodate and increase the share of population growth. It meets the objectives of community form by assisting in guiding the location, scale, timing of development to ensure compact, orderly, and sustainable development and minimizing the cost of municipal services and infrastructure. It will help to achieve a moderate rate of population growth, the target of which is to increase by 1.5 percent of the total City population annually.

Section 3.3 Urban Form policies outlines how the City will promote a compact urban form and gradual expansion of existing urban development. The proposed development will conform to these policies and assist with achieving the objectives by promoting mixed land uses in



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Land Use Policy Framework Overview  
February 3, 2017

appropriate locations to provide residents opportunities to live, learn, work and shop in close proximity; develop in a suitable location adjacent to mixed uses linked by transportation networks and integrated through pedestrian access; and promote a range of building types to meet the diverse needs of the community. It will conform to the city's environmentally sustainable development urban form policies by using environmentally-friendly design concepts including, but not limited to glazing for bird friendly design, drought tolerant plants, high energy efficient units/lighting/appliances, locally sourced building materials, use of natural light, etc.

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

- Practice environmentally sustainable urban development by adhering to urban design principles that respect the natural features, reinforce natural processes and conserve natural resources;
- Conserve the City's built heritage (buildings, structures, landmarks, monuments, cultural landscapes, neighbourhoods) and to further assist conservation through complementary design of new buildings, landscapes and neighbourhoods; and
- Encourage compatibility and quality in the built environment while allowing for a diverse expression of site design by establishing design principles and guidelines to encourage excellence in design.
- It will promote physical planning that will reduce the need for and length of vehicular trips by providing for a variety of land uses, providing for alternative forms of transportation; and creating a compact development form.
- Improve the conditions for greater personal security within publicly accessible spaces, such as the public amenities provided on site and the parking facilities, by designing them with Crime Prevention Through Environmental Design (CPTED) principals.
- The site will be designed to promote accessibility to all, regardless of personal limitations.
- Promote the planting of street trees as desirable elements of the streetscape.
- Streetscape improvements will be undertaken as a component of the design and development of municipal public works or, as a condition of development approval, where appropriate.

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



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Land Use Policy Framework Overview  
February 3, 2017

An Urban Design Brief has been submitted as part of the complete application. A summary of the report is provided in Section 9.0.

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

- To promote a compact urban form and develop an energy efficient pattern and mix of land uses.
- To maximize opportunities for the use of energy efficient modes of travel and reduce energy consumption for motor vehicles within the City.
- To encourage energy efficient building design and construction techniques that minimizes space heating and cooling energy consumption.
- The proposed development is committed to energy conservation where possible and has outlined their commitment in the Community Energy Commitment letter enclosed as part of this Planning Act Application submission package.

Section 7.2 of the Official Plan outlines policies and objectives for Residential designated lands. The development conforms to the following objectives:

- Contributes to accommodating the anticipated population growth;
- Contributes to locating various housing types necessary to accommodate a diversity of housing needs in a suitable location;
- Sited in an appropriate location to minimize potential conflict between residential and non-residential uses;
- Sited in an area where municipal services and infrastructure are available; and
- Provides linkages between the proposed residential area and the existing employment, shopping, and recreational areas within the South Area planning community.

The proposed development conforms to the above mentioned Residential objectives as set out within the Official Plan by providing sustainable and compatible urban development to accommodate growth, minimize land-use conflict, utilize existing servicing and infrastructure, and provide linkages for residents to nearby amenities and services.



## **4.5 OFFICIAL PLAN AMENDMENT NUMBER 48: ENVISION GUELPH – OFFICIAL PLAN UPDATE**

The Official Plan update designates the subject property as High Density Residential. The overall goals and development density objectives for the Greenfield Area remain, in our opinion, similar to the adopted Official Plan.

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

The strategic goals for the Official Plan (Section 2.2) which the proposed development helps to support include:

- Planning a complete and healthy community – to preserve and enhance a safe, liveable and healthy community; ensure an appropriate range and mix of land use; and ensure development is appropriately phased and staged.
- Municipal Services – direct development to those areas where full municipal services and related infrastructure are existing or can be made available while considering existing land uses.
- Urban Design – building a compact, mixed-use and transit supportive community that are compatible with existing built form.

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

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

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

- Creating neighbourhoods with diverse opportunities for living, working, learning, and playing;
- Building compact neighbourhoods that use land, energy, water, and infrastructure efficiently and encourage walking;



## **PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO**

Land Use Policy Framework Overview  
February 3, 2017

- Engaging in “place-making” by developing a building, spaces and infrastructure that is permanent, enduring, memorable and beautiful, adaptable, flexible and valued;
- Improving conditions for greater personal security by incorporating Crime Prevention through Environment Design;
- Design for choices of mobility including walking, cycling, transit, and driving; and
- Reducing energy and water demand utilizing alternative energy systems.

The four storey apartments (buildings 4 and 5) within the proposed development will conform to the policies for Built Form: Mid-Rise Buildings (Section 8.8) by ensuring the dwellings will create visual interest through material selection and architectural type, and be sited to provide appropriate human scale and allow for aesthetic views along Gordon Street. Underground parking is provided, and the minimal surface parking proposed will be adequately screened with landscaping. Pedestrian access is provided to the principal entrances from the public realm.

The remaining three apartments (buildings 1, 2 and 3) proposed within the development will conform to the policies for High-rise buildings built form (Section 8.9) by ensuring tall buildings have a distinctive bottom, middle and top, include interesting architectural features and parking is provided primarily below grade.

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

### **4.6 SOUTH GUELPH SECONDARY PLAN**

The South Guelph Secondary Plan (also known as Official Plan Amendment 2) provides planning policies specific to the southern areas that were annexed by the City from the Township of Puslinch in 1993. The primary goal of the Plan is to establish planning direction for the guidance of development.

The subject property is designated General Residential on Schedule A of the Secondary Plan, which is envisioned to accommodate a range of housing types and densities to provide options for residents. Section 4.19.2.11.3 of the Secondary Plan applies to lands designated General Residential within the South Guelph District Centre (SGDC). The SGDC includes lands surrounding the intersection of Clair Road and Gordon Street. The proposed development conforms to these policies as the residential units will be compatible with the adjacent existing and future uses within the SGDC; the site design will provide continuity between these uses; and the site layout has been designed to establish an attractive and definable gateway. The Conceptual Site Plan is



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Land Use Policy Framework Overview  
February 3, 2017

provided in **Appendix A**, illustrating the proposed building layout and design. Urban design details have been summarized in Section 9.0 of this report.

Section 4.19.2.7.2 of the Secondary Plan outlines policies for Gordon Street gateway conditions. The development conforms to the gateway policies by committing to a detailed planting and landscape plan; built form controls, such as siting the buildings so they are located behind the belt of the plantings and landscaping along Gordon; and appropriate lighting and signage design. Such details will be provided at Site Plan.

As per Section 4.19.2.8 of the Secondary Plan, a servicing report and storm water management plan has been submitted as part of the complete application. Section 4.19.2.9 outlines Phasing Policies for the South Guelph area. Prior to development in the Phase 2 area (a), east of Gordon Street and South of Clair Road, the trunk sewer along Clair Road, across Gordon Street must be extended to the east; and a connection to the existing trunk watermain located at the Gordon/Clair intersection must be provided. Details regarding proposed servicing are summarized in Section 7.0 of this report.

The proposed development of this site will contribute varied housing options within the South Guelph planning area. The site is in proximity to live/work opportunities for future residents, include the commercial and retail stores within the multi-use node at Clair and Gordon Street; park amenities and transit stops. The development of the subject site provides opportunities for streetscape improvements and safe access to offsite amenities through the provision of new sidewalks along Gordon Street. The proposal has not yet been vetted through the site plan review committee; however, it is our opinion that there are opportunities for pedestrian linkages and improvements as a result of this development.

It is our opinion that the development generally meets with the applicable policies of the South Guelph Secondary Plan.

### 4.7 THE COMMUNITY ENERGY INITIATIVE

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

The proposed condominium building plans contribute to this overall vision for Guelph by utilizing energy efficiency initiatives during construction of the building, including a construction waste management plan, providing water and energy efficient material and appliances and HVAC systems. Energy efficient design features will be incorporated into the final unit designs. The proposed development is located adjacent to bike lanes provided along Gordon Street, and within 400 metres of bus stops and routes, providing alternative transportation options for future tenants. Situated just south of the multi-use node at Clair and Gordon Street, potential residents



## **PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO**

Land Use Policy Framework Overview  
February 3, 2017

are located close to amenities, dining and entertainment within walking distance, and optimizes opportunities to take advantage of multiple transportation option. These factors will contribute to reducing vehicle journeys and contribute to the City's goal of reducing transportation energy by 25%.

A compact development with high density residential will maximize utilization and provide housing choice to the residents wanting to live in the south end of Guelph. The development will integrate an active pedestrian connection between new and existing developments, and provide a focal point along the Gordon Street gateway for all modes of transportation entering/exiting the City.

A substantial amount of landscaped open space is proposed, as well as an amenity building. The typical high density suburban requirements for landscape open space are 30 per cent. This development proposes 40 per cent. Stormwater management will be designed to capture and recharge the existing groundwater system. It is estimated that 80% of the runoff volume will be directed to groundwater.

The development will reduce heat island effect by using light-colored building materials which have proven effective in reflecting more light. Minimal surface parking is proposed, reducing the area of asphalt parking by providing the majority of parking underground.

The proposed development will encourage water efficiency by using low-flow faucets, toilets, and showerheads throughout the units to reduce water consumption. The intent is for hot water domestic supply to come via condensing boiler systems. Heated storage tanks will be utilized to reduce fluctuations in the requirement for hot water under peak demand. Allowing for on-site storage reduces the amount of time required by residents to wait for hot water to come from centralized systems. Through the integration of high efficiency chiller/cooling tower systems and condensing boilers, the evaporation losses will be minimized, even more than a conventional heating and cooling system.

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

### **4.8 CITY OF GUELPH URBAN DESIGN ACTION PLAN (2009)**

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

1. Create communities where there are diverse opportunities for living, working, learning and playing.



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Land Use Policy Framework Overview  
February 3, 2017

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

The proposal is located within the South Guelph Planning Area and in our opinion meets many of the objectives and principles of the plan by providing for:

- Variety of housing types and options along Gordon Street; located within close proximity to the business park and commercial/retail centre located at Clair and Gordon Street;
- Compact community which encourages walking;
- Servicing provided by existing infrastructure;
- Aesthetic and visually interesting streetscape and architectural design;
- Choices for mobility, including public transit stops located at Clair and Gordon, bicycle lanes available adjacent to the site along Gordon, and a proposed sidewalk connection from the site to Gordon Street;
- A range of architectural styles within the South Guelph planning area that brings interest and diversity while responding to scale and materiality of the local context;
- Significantly increasing the population of residents and workers with new housing units; and
- Minimize the presence of surface parking lots with underground parking garages.



## **4.9 ZONING BYLAW 1995-14864**

The Zoning By-law currently identifies the lands as within the Township of Puslinch, therefore no zone category has been applied to the subject site.

The applicant is requesting an R.4B residential zoning category on the subject property with specific provisions to permit townhouses, minor reductions of the side yard setback and distance between buildings, and an increase of Floor Space Index, density and height.

A detailed analysis of the R.4B zone compared to the proposed conceptual Site Plan is provided in Section 5.1.



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Development Proposal  
February 3, 2017

### 5.0 DEVELOPMENT PROPOSAL

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

Provision	R.4B – High Density Apartment	Site	Provision Requested
Permitted Uses	Apartment Building; Nursing Home; Home for the Aged; Retirement Residential Facility; Maisonette; Accessory Uses in accordance with Section 4.23; Home Occupation in accordance with Section 4.19	Stacked Townhouse; Cluster Townhouse; Apartment Building; Nursing Home; Home for the Aged; Retirement Residential Facility; Maisonette; Accessory Uses in accordance with Section 4.23; Home Occupation in accordance with Section 4.19	Yes
Minimum Lot Area	650m <sup>2</sup>	31,923.6 m <sup>2</sup>	No
Minimum Lot Frontage	15 m	108.1m	No
Maximum Density	150 units/ha	175 units/ha	Yes
Minimum Front Yard	6 metres and as set out in Section 4.24	6.0 m	No
Minimum Exterior Side Yard	6 metres and as set out in Section 4.24	N/A	No
Minimum Side Yard	Equal to one-half the building height but not less than 3 metres and in accordance with section 5.4.2.1	4.75 m (Bldg. 1 & 2 podium) 18.3 m (Bldg. 1 & 2) 6.05 m (Bldg. 4)	Yes
Minimum Rear Yard	Equal to 20% of the Lot Depth, or one-half the Building Height whichever is greater, but in no case less than 7.5 metres.	31.81 m (Bldg. 3 podium) 39.89 m (Bldg. 3)	No
Maximum Building Height	10 storeys and in accordance with sections 4.16, 4.18, 5.4.2.5	Apartments – 4, 4, 10, 14, 14 storeys (47 m max)	Yes
Minimum distance between buildings	The distance between the face of one Building and the face of another Building either of which contains windows of Habitable Rooms, shall be one-half the total height of the two Buildings, and in no case less than 15 metres. The distance between the faces of any two Buildings with no windows to Habitable Rooms shall be a minimum of 15 metres.	20 m (10 storey and 4 storey building) (21 m required)  22 m (14 storey and 4 storey) (27 m required)	Yes



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Development Proposal  
February 3, 2017

Minimum Common Amenity Area	An amount not less than 30 m <sup>2</sup> per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m <sup>2</sup> of common amenity area shall be provided and aggregated into areas of not less than 50 m <sup>2</sup> . (Min. of 10,060m <sup>2</sup> required).	15,091 m <sup>2</sup> (47.3%)	No
Minimum Landscape Open Space (% of Lot Area)	20% of the lot area for building heights from 1-4 storeys and 40% of the lot area for buildings from 5-10 storeys	41.7%	No
Buffer Strip	Where an R.4 zone abut any other residential zone, institutional, park, wetland or Urban reserve zone a buffer strip shall be developed	Buffer strip to be provided along rear property line (northeast) to the R.3 zone on the Reid's property.	No
Fences	In accordance with Section 4.20	In accordance with Section 4.20	No
Off-Street Parking	645 required (In accordance with Section 4.13)	701 (Garage and Underground) 26 (Surface) = 727 total	No
Accessory Building or structures	In accordance with Section 4.5	Amenity Building is in accordance with Section 4.5	No
Garbage, Refuse Storage and Composters	In accordance with Section 4.9	In accordance with Section 4.5	No
Floor Space Index	1.5	2.8	Yes

## 5.2 PROPOSED SITE SPECIFIC REGULATIONS

### 5.2.1 Building Height and Maximum Density

The applicant is seeking special provisions to increase the maximum permitted height from 10 to 14 storeys, and to permit a density increase to accommodate a maximum of 175 units/ha. With the proposed height and density request, a commitment to incorporate community benefits into the development include, but are not limited to sustainable design features, and energy and water conservation measures (as indicated in the Community Initiative Letter, **Appendix B**).

The Growth Plan for the Greater Golden Horseshoe and the growth targets set out in the City's Official Plan polices provide for intensification; specifically, within the downtown core and along corridors such as Gordon Street. In order to achieve the density targets established, a mix of building types, high rise developments have been approved in policy to meet with established targets. OPA 48 identifies the subject site as High Density Residential (Schedule 2, currently under appeal). The buildings have been designed to provide an appropriately scaled aesthetic street wall along Gordon Street and the main entrance/circulation to the development.



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Development Proposal  
February 3, 2017

### 5.2.2 Permitted Uses

The draft zoning by-law proposed for the subject site seeks special provisions to allow for the permitted uses of the R3 zone, in addition to all permitted uses under the R.4B zone.

It is anticipated the phasing of development will occur over four to six years. During the development of the site, it is uncertain how housing market demands will change. Allowing for both apartments and townhouses on the subject site will provide an opportunity for flexibility to accommodate the current demand of housing needs in the City of Guelph.

### 5.2.3 Setbacks

The draft zoning by-law proposed for the subject site seeks specific provisions to allow the following:

- Side yard setback of 4.8 metres;
- Distance between buildings of 20 metres;
- Floor Space Index of 2.8;
- Maximum height of 47 metres; and
- Maximum density of 175 units/ha.

This intensification and compact development will require amended setbacks in order to achieve the direction set out in Official Plan policies from the City. The apartment buildings have been scaled with townhouses to ensure that the pedestrian environment is comfortable and appropriate.

The request is in keeping with Provincial intensification targets, the City of Guelph Growth Management Strategy and the direction currently before Council regarding the Official Plan and Secondary Plan.

## 5.3 DRAFT ZONING BY-LAW

Proposed Specialized R.4B Zone for 1888 Gordon Street:

#### Permitted Uses

In addition to the permitted uses listed in Section 5.4.1.1, the following shall also be permitted:

- Townhouses

#### Regulation for Apartment and Townhouse Dwellings

All regulations of the R4.B Zone as specified in Sections 4 and 5.4.2 of the By-law with the following additions and exceptions shall apply to apartment and townhouse development on the subject site:



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Development Proposal

February 3, 2017

### Minimum Side Yard Setback

4.8 metres

### Minimum Distance Between Buildings

20 metres

### Floor Space Index

2.8

### Maximum Building Height

14 Storeys (47 m)

### Maximum Density

175 units/ha



Transportation  
February 3, 2017

### 6.0 TRANSPORTATION

Stantec prepared a Transportation Impact Study (TIS) for the proposed development, which has been provided as part of this application submission package. The TIS assesses the transportation impact of the proposed development, and was completed in accordance with the City of Guelph TIS Guidelines. Additional consideration was given to transit service and active transportation within the Study Area.

The following methodology was used to analyze traffic operations and recommend transportation improvements:

- Future peak hour background traffic is estimated for future horizon years based upon a 1.5 per cent per annum growth rate as agreed upon with the City of Guelph during pre-consultation. The background traffic forecasts also include additional traffic generated by the full build-out of nearby developments;
- Estimates of the expected net increase in future site traffic are generated for the proposed development using data from the Institute of Transportation Engineers (ITE) publication, "Trip Generation, 9th Edition";
- The future background traffic is combined with the net increase in subject site traffic to determine the total traffic volumes for future horizon years;
- The future peak hour intersection operations are analyzed for the future background and future total traffic conditions; and
- All the above data is used to determine the net impact on operational performance as a result of the subject site traffic, and to provide recommendations for road and/or traffic control improvements (if any) to address the identified impacts.

The conclusions of the TIS are as follows:

- The existing base year (2016) weekday a.m. and p.m. peak hour traffic operations at the Study Area intersections are characterized by good levels of service and all movements operating within their theoretical capacities.
- Under future background conditions, most of the Study Area intersections are anticipated to operate within acceptable levels of service and volume to capacity ratios under the 2020, 2025, and 2030 horizons. The exception is the intersection of Gordon Street/Clair Road and the northbound left movement at Clair Road/Farley Drive. Several movements at the Gordon Street/Clair Road intersection are anticipated to approach capacity under the 2030 future background traffic condition.
- Right turn auxiliary lanes are warranted on the southbound and northbound approaches at the intersection of Gordon Street/Clair Road under 2020 future background traffic conditions and would alleviate noted deficiencies. However, proximity to buildings and utilities may not allow for additional lane construction.



## PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO

Transportation  
February 3, 2017

- The northbound left turn movement at Clair Road/Farley Drive operates at a LOS F and is approaching capacity under the 2030 future background horizon year. It is recommended to monitor the intersection of Clair Road/Farley Drive as traffic increases to identify whether the northbound left movement will require an advanced left turn phase to reduce delay and capacity deficiencies in future horizon years.
- Widening of Gordon Street between Clair Road and Maltby Road will be required prior to the 2020 horizon year to accommodate the future background growth and other area background developments. Volumes are noted to exceed the planning level road capacity (900 vphpl) of a single lane road under 2020 future background traffic conditions.
- Traffic signals are warranted for installation at the intersection of Gordon Street/Gosling Gardens-Gosling Gardens Site Access under 2020 future total traffic conditions with the subject proposed development fully developed.
- Under future total traffic conditions, all Study Area intersections with the exception of the Gordon Street/Clair Road intersection and the northbound left movement at Clair Road/Farley Drive operate within acceptable levels of service and volume to capacity ratios under 2020, 2025, and 2030 horizon. Similar operational deficiencies are observed and noted between the future total traffic and future background traffic conditions, although slightly exacerbated due to site generated traffic. Based on the estimated trips generated by the subject development, it is not anticipated that significant impacts to the local road network will occur.

The recommendations of the TIS are as follows:

- Monitor the intersection of Clair Road/Farley Drive as traffic increases due to background growth in order to identify when the northbound left movement will require an advanced left turn phase to reduce delay and address capacity deficiencies in future horizon years. Monitoring should be completed to accommodate background traffic, and should be conducted regardless of the subject development.
- Investigate the feasibility of providing auxiliary right turn lanes on all intersection approaches at Gordon Street/Clair Road to alleviate existing deficiencies and accommodate future background growth. Deficiencies are observed under all future background horizon years.
- Widen Gordon Street between Clair Road and Maltby Road by 2020 to accommodate traffic generated by background growth and other area developments.
- Install traffic signals at the intersection of Gordon Street/Gosling Gardens-Gosling Gardens Site Access by 2020 to accommodate the total traffic forecasts associated with the completion of the proposed development.



## **7.0 SERVICING AND STORMWATER MANAGEMENT**

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

- Sanitary service is provided by the municipal system located on Poppy Drive just east of the site access. A flow control pipe and structure may be needed within this access to restrict flow leaving this site to 20.2 L/s.
- Water service is provided primarily from the existing 400mm watermain on Gordon Street fronting this site with a secondary connection point to the 150mm watermain on Poppy Drive to create a looped system.
- Enhanced (Level 1) water quality control will be provided for the site by a combination of OGS units, and infiltration galleries. Adequate water quality volumes will be provided to meet the MOE water quality requirements associated with infiltration facilities.
- The proposed system will infiltrate up to the 100-year event to maintain predevelopment conditions.

Based on the findings of the report, the following recommendations are provided:

- The proposed SWM measures provided in the report be constructed as designed;
- The erosion sediment control measures be implemented during construction;
- The Stormwater Monitoring and Maintenance Program be carried out during and following construction;
- The proposed development can be adequately serviced through the connection to the existing services; and
- Overall site grading will provide for "major" overland flow conveyance to the downstream municipal road allowance, provide adequate cover over municipal services and generally match existing roads and boundary grades. The servicing and grading have been designed to meet MOE and municipal standards.



## 8.0 ENVIRONMENTAL IMPACT STATEMENT

A pre-consultation meeting that included City of Guelph, Tricar and Stantec staff was held at Guelph City Hall to discuss the proposed zone change required to accommodate the proposed development at 1888 Gordon St. on October 22, 2014. It was determined that a scoped EIS would be required since the Subject Property is within 120m of the Hall's Pond Provincially Significant Wetland (PSW) Complex, and that the EIS should discuss potential species at risk in the Study Area, and summarize the results of a tree inventory and compensation plan, hydrogeological study and geotechnical report.

Through consultation with the City of Guelph and the GRCA, AET Group Inc. (AET) submitted a revised Terms of Reference (TOR) for the EIS to the City of Guelph on October 1, 2015, in accordance with the City of Guelph EIS Guidelines (City of Guelph, 2014). The revised TOR was approved by the GRCA and supported by City of Guelph Environmental Advisory Committee (EAC) at the December 9, 2015 meeting.

The EIS was prepared based on consideration of the following policies:

- Policy 2.1 of the *Provincial Policy Statement* (MMAH, 2005) with guidance provided through the *Natural Heritage Reference Manual* (MNR, 2010) and *Significant Wildlife Habitat Technical Guide* (MNR, 2000);
- City of Guelph Official Plan (2001, consolidated 2012) with consideration for Official Plan Amendment 42 (OPA 42, under appeal); and
- Grand River Conservation Authority Policies and Regulation (150/06).

Field investigations were conducted between October 2015 and July 2016 to confirm existing conditions, inventory existing vegetation, identify potential habitat of bat maternity roosts, waterfowl nesting, breeding birds, turtle nesting, and perform additional wildlife observations and assessments within the Study Area.

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

Based on the results of the background review, applicable policies and field investigations conducted by Stantec and AET in support of the EIS, it was concluded that the unevaluated wetland is not a PSW; there are no ANSIs, significant valleylands, fish habitat, significant wildlife habitat, species at risk, or species at risk habitat in the Study Area; the woodlands on the Subject Property do meet the criteria for significance; and based on the evaluation, the unevaluated wetland meets the GRCA criteria for removal.



## **PLANNING JUSTIFICATION REPORT FOR 1888 GORDON STREET GUELPH, ONTARIO**

Environmental Impact Statement  
February 3, 2017

To address potential impacts identified in the EIS, mitigation measures have been recommended to avoid or minimize the potential negative effects. Recommended measures include the implementation of construction controls (i.e. construction timing windows and stormwater management) and the incorporation of restoration and enhancement measures (as appropriate) to offset any residual impacts that may occur. These management and mitigation measures are discussed in detail in the EIS, which has been submitted under a separate cover as part of a complete application.



## **9.0 URBAN DESIGN BRIEF**

An Urban Design Brief (UDB) has been submitted under a separate cover, as a requirement for a complete application based on the proposed development.

The UDB is an analysis of the architectural and urban planning conditions currently in place in the City of Guelph; and demonstrates how the proposed development at 1858 & 1888 Gordon Street offers design solutions that are sensitive to the site's location, articulates both public and private realms, and conforms with City's land use vision and design policy.

The design policies relevant to the proposed development are taken from the City of Guelph Official Plan (Section 3.6) (September 2014 Consolidation), urban design updates as amended by Official Plan Amendment No. 48, South Guelph Secondary Plan (Section 4.19.2.11.3), and the City of Guelph Urban Design Action Plan (2009).

The proposed development conforms to the above mentioned Urban Design policies by providing sustainable and compatible urban development to accommodate growth, minimize land-use conflict, utilize existing servicing and infrastructure, provide linkages for residents to nearby amenities and services, preserves natural heritage features, creates visual interest and adds character through the selection of building material elements, and encourages the use of public and active transit.



## **10.0 CONCLUSIONS**

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

The site is well served by transit, infrastructure and the form is compatible with surrounding uses. The development is consistent with numerous policy directions and the growth management strategy for additional greenfield polices of the Official Plan. The proposal will provide a variety of housing options contributing to the City's and Province's goals for intensification and efficient uses of land development and in our opinion represents good planning.

It is our opinion that this development meets the general intent of the Official Plan policies. The proposal will provide housing opportunities and sustainable housing options for the community. It will act as a gateway to the downtown, provide enhanced pedestrian movement and will be a catalyst for other residential developments in the South Guelph Planning Area.



## **Appendix A**   **CONCEPTUAL SITE PLAN**

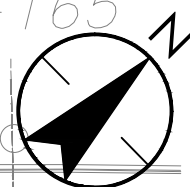


Provision	R-48 - High Density Apartment	Site	Provision Requested
Permitted Uses	Apartment Building; Home for the Aged; Retirement Residential Facility; Maisonette; Accessory Uses in accordance with Section 4.23; Home Occupation in accordance with Section 4.19	Stacked Townhouse; Cluster Townhouse; Apartment Building; Nursing Home; Home for the Aged; Retirement Residential Facility; Maisonette; Accessory Uses in accordance with Section 4.23; Home Occupation in accordance with Section 4.19	Yes
Minimum Lot Area	650m <sup>2</sup>	31,923.6 m <sup>2</sup>	No
Minimum Lot Frontage	15 m	108.1m	No
Maximum Density	150	154.4	Yes
Minimum Front Yard	6 metres and as set out in Section 4.24	6.0 m	No
Minimum Exterior Side Yard	6 metres and as set out in Section 4.24	N/A	No
Minimum Side Yard	Equal to one-half the building height but not less than 3 metres and in accordance with section 5.4.2.1	4.75 m (Bldg. 1 & 2 podium) 18.3 m (Bldg. 1 & 2) 6.05 m (Bldg. 4)	Yes
Minimum Rear Yard	Equal to 20% of the lot Depth, or one-half the Building Height whichever is greater, but in no case less than 7.5 metres.	31.81 m (Bldg 3 podium) 37.87 m (Bldg 3)	No
Maximum Building Height	10 storeys and in accordance with sections 4.16, 4.18, 5.4.2.5	Apartments - 4, 10, 14, 14 storeys (47 m max)	Yes
Minimum distance between buildings	The distance between the face of one Building and the face of another Building either of which contains windows of Habitable Rooms, shall be one-half the total height of the two Buildings, and in no case less than 15 metres. The distance between the faces of any two Buildings with no windows to Habitable Rooms shall be a minimum of 15 metres.	20 m (10 storey and 4 storey building) (21 m required)  22 m (14 storey and 4 storey) (27 m required)	Yes
Minimum Common Amenity Area	An amount not less than 30 m <sup>2</sup> per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m <sup>2</sup> of common amenity area shall be provided and aggregated into areas of not less than 50 m <sup>2</sup> . (Min. of 10,060m <sup>2</sup> required).	15,091 m <sup>2</sup> (47.3%)	No
Minimum Landscape Open Space (% of Lot Area)	20% of the lot area for building heights from 1-4 storeys and 40% of the lot area for buildings from 5-10 storeys.	41.7%	No
Buffer Strip	Where an R-4 zone abut any other residential zone, institutional, park, wetland or urban reserve zone a buffer strip shall be developed	Buffer strip to be provided along rear property line (northeast) to the R-3 zone on the Reid's property.	No
Fences	In accordance with Section 4.20	In accordance with Section 4.20	No
Off-Street Parking	445 required (in accordance with Section 4.13)	701 (Garage and Underground) 26 (Surface) = 727 total	No
Accessory Building or structures	In accordance with Section 4.5	Amenity Building is in accordance with Section 4.5	No
Garbage, Refuse Storage and Composters	In accordance with Section 4.5	In accordance with Section 4.5	No
Floor Space Index	1.5	2.8	Yes

LOCK 12, PLAN 61M-165  
00 RESERVE  
N. 71198-0125(LT)

POPPY DRIVE EAST  
P.I.N. 71198-0126 (LT)  
(WIDTH VARIES ESTABLISHED BY PLAN 61M-165)  
126.755 (M)

BLOCK 5, PLAN 61M-165

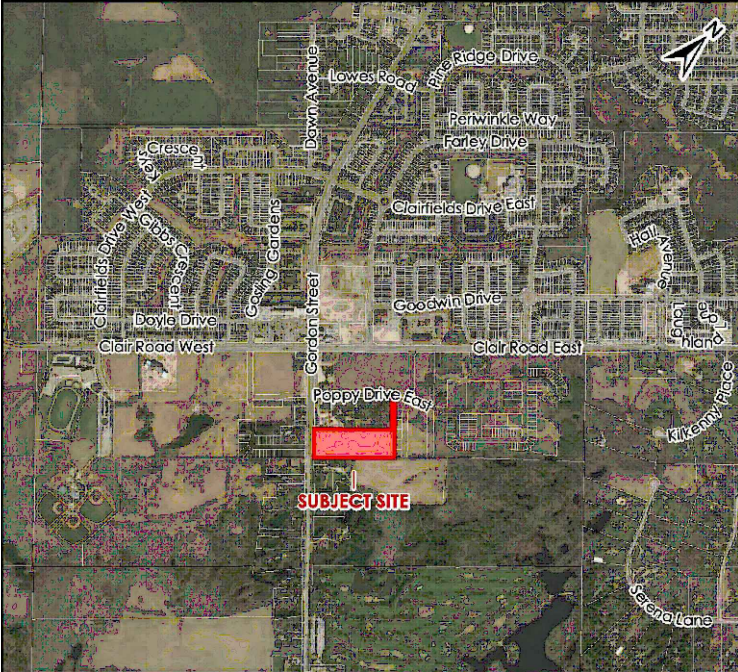


Stantec  
600-171 Queens Avenue  
London ON N6A 5J7  
Tel. 519-645-2007  
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Key Plan



N.T.S.

Legend

- Site Boundary
- Proposed Road Widening
- Fire Route Centreline
- Principal Entrance to Building
- Fire Fighters Entrance

Revision

Issued

File Name: 161401285.rsp  
RT CH RT 16.11.04  
Dwn. Chkd. Dsgn. YY.MM.DD

Permit-Seal



Client/Project  
TRICAR DEVELOPMENTS INC.

1888 GORDON STREET

Guelph, ON Canada

Title  
SITE PLAN

Project No. 161401285  
Drawing No. 1  
Scale 5 0 10m  
Sheet  
Revision

1 of 1 0



## **Appendix B ENERGY COMMITMENT LETTER**





January 6, 2017

Mr. Todd Salters  
General Manager, Planning and Building Services  
City of Guelph

Dear Mr.Salters:

**RE: Tricar's Commitment to the Community Energy Initiative, 1888 Gordon Street**

We will be filing an application for an Official Plan amendment and Zoning By-law amendment for the above lands in order to permit a high and medium density condominium apartment buildings.

The Tricar Group has been developing luxury condominiums and apartment buildings for 30 years with a reputation for innovative design combined with un-paralleled luxury, quality and value. We are very excited to continue the success from the River House and River Mill projects.

Tricar is committed to providing a high density community in the Clair / Gordron area. The majority of vehicular parking will be provided below grade (700 parking stalls), allowing approximately 40 percent of the site to be landscaped area in order to reduce the amount of surface asphalt and the urban heat island effect. The site is located with access to public transportation and active pedestrian and cycling routes in order to minimize the use of vehicles.

Storm watermangment will be designed to capture and recharge the existing ground water system, it is estimated 80% of the runoff volume is converted to groundwater. Our design features will include the use of high efficiency boilers and chiller / cooling towers systems for heating and cooling, low E windows, natural light, energy efficient lighting,each unit will have individual access to heating/cooling, lighting controls and electric meters. The building is proposed with a tri-sorter garbage chute and internal refuge rooms for storage.

During construction, a construction waste management plan will be implemented and local materials will be sourced in order to reduce the environmental impact on the transportation system.

We look forward to providing an attractive and sustainable development in the heart of the City.

Regards,



Chris Leigh

cc: Chris Devriendt, Senior Planner, City of Guelph



## Community Energy Initiative – 1888 Gordon Street, Guelph

### SITE SUSTAINABILITY OVERVIEW

<b>Urban Development</b>	A dense and well utilized site serviced by vehicular and active transportation to the downtown core. Integrates an active pedestrian connection between new and existing developments. The project incorporates high density residential to support and complement the Clair/Gordon Commercial Node.
<b>Existing and Proposed Trees</b>	New trees on site and in the public right of way will contribute to the urban canopy, and new growth will add to the overall rejuvenation of the urban forest. It will provide a pleasant visualization for the existing adjacent buildings, as well as occupants of the proposed.
<b>Site Lighting</b>	Site lighting will be designed to direct to the ground and not to the sky.
<b>Alternative Transportation</b>	The site is adjacent to public transportation routes, pedestrian and cycling networks and has on-site bicycle storage. Future residents will have many active transportation choices, and the site is served by nearby retail and commercial uses within walking distance. The active pedestrian connection provides residents ease of access to the commercial/retail node.
<b>Carbon Dioxide</b>	The design and construction of the building will take into consideration the electrical and natural gas consumption for each major plant and electrical systems. Design will be balanced to provide more efficient equipment. Part of the design exercise will be to target larger electrical loads and the selection of the most efficient solution.
<b>Landscape and Exterior Design</b>	The landscaped areas will provide for an aesthetically enhanced streetscape, façade and entrance design to the building. A large open space area is proposed central to the site contributing to 40% landscaped open space for the site.
<b>Heat Island</b>	The building proposes light-colored building materials which have proven effective in reflecting more light. The roof will use lighter-coloured surfaces compared to a typical asphalt roof, which does not reflect a lot of solar radiation. The majority of parking is underground to reduce the heat island effect for this site.
<b>Exterior Design</b>	Through responsible building design, mixes of building materials will be evaluated and selected to decrease the heat island effect and be energy efficient. The design of the new building will be subject to the recently amended Ontario Building Code requirements, particularly by energy modeling design evaluation approach, which largely influences the percentage of glazing, glazing type, building opening's orientation, etc. By the use of a responsible balance of materials and orientation, an energy efficient design will be synergized in an



	aesthetically pleasing and sustainable structure.
<b>Storm Water Management</b>	A creative stormwater approach has been taken to use a treatment train system and Low Impact Development (LID) techniques. Infiltration of all water will occur in two infiltration galleries located on site. Amended soils and swales will be used to contribute to the green infrastructure of this site.
<b>Building Sustainability</b>	The building design, materials, and equipment have been selected and will be incorporated such that the building is sustainable in the long term. Sections of window walls will be designed in compartments to reduce the overall large expansion and contraction properties attributed with glass. The use of precast exterior wall panels and coating provides improved life cycle façade with minimal fading or delamination as found in other materials.

## WATER EFFICIENCY

<b>Water Efficient Landscaping</b>	Drought resistant landscape material will be specified as much as possible.
<b>Reduced Water Consumption - Domestic Use</b>	Low-flow faucets, toilets, and showerheads will be incorporated throughout the units to reduce water consumption. The intent is for hot water domestic supply to come via condensing boiler systems. Heated storage tanks will be utilized to reduce fluctuations in the requirement for hot water under peak demand. Allowing for on-site storage reduces the amount of time required by residents to wait for hot water to come from centralized systems.
<b>Reduced Water Consumption - Heating &amp; Cooling</b>	Through the integration of a chiller and condensing boilers, the heating and cooling systems will be completely closed looped systems. The evaporation losses and energy efficiencies will be minimized, even more than a conventional heating and cooling system.

## ENERGY & ATMOSPHERE

<b>Design Features – Mechanical Systems</b>	The buildings HVAC system is centralized, individual controls will be provided in units for heating, cooling and lighting. The use of condensing boilers will be installed. Variable speed pumps for heating and cooling will be incorporated with integrated building controls. The intent is for hot water domestic supply to come via condensing boiler systems. Heated storage tanks will be utilized to reduce fluctuations in the requirement for hot water under peak demand. Through the integration of high efficiency chiller/cooling tower systems and condensing boilers, the heating and cooling systems will be completely closed looped systems. The evaporation losses and energy efficiencies will be minimized, even more than a conventional heating and cooling system.
---	---



<b>Design Features – Electrical</b>	Energy efficient lighting will be utilized throughout the building. High efficiency florescent lighting will be utilized in most common areas which require 100% illumination at all time (parking garage, corridors, and stairs), and consideration for motion detection devices and/or LED lighting will be taken into consideration. Natural light is accommodated in all units and common areas to reduce the need for electrical consumption. Energy efficient appliances will be the standard inclusion for all units.
<b>Electrical Metering and Controls</b>	Utilities will be separately metered for individual units making residents aware of energy consumption. The building manager will be responsible for common areas and to monitor and reduce energy consumption. Common areas to be separately metered for electrical and natural gas.

## **MATERIALS & RESOURCES**

<b>Regional Materials</b>	The vast majority of materials are available locally (800km radius as defined in LEED standard), limiting environmental impact of source supply transportation.
<b>Low Emitting Materials</b>	Low VOC materials will be used where possible, including, membranes, soy based polyurethane insulation, paints, carpeting, etc.
<b>Collection of Recyclables</b>	Collection of recyclables will be in accordance with City by-laws. A collection room will be located in the base of the building with ample room for additional bins.
<b>Building Materials</b>	High recycled content material to be specified where possible. Renewable finishes (such as flooring) will be offered as choices to purchasers of residential units.
<b>Construction Waste Management</b>	A construction waste diversion program will be in effect during the construction period. On-site concrete washing out will not be done on-site, back washing of the concrete truck will be done at the batching plant.

## **INDOOR ENVIRONMENT QUALITY**

<b>System Controllability</b>	Each unit will have access to individual controls for heating, cooling, lighting, and ventilation.
<b>Natural Ventilation</b>	Operatable windows are provided for every unit and individual balcony.
<b>Low VOC emitting Materials</b>	Low VOC materials will be utilized where possible.
<b>Natural Light</b>	The building provides natural light to all regularly utilized spaces, other than the below grade parking garage.

## **INNOVATION & DESIGN PROCESS**

<b>Sustainable Consultants</b>	The building and units will be designed and developed with input from accredited sustainable consultants. The building will be constructed to SB10 of the Ontario Building Code, energy modeling will be completed and applied to the building design to exceed the requirements of SB10.
--------------------------------	---