

COUNCIL PLANNING AGENDA



Council Chambers, City Hall, 1 Carden Street

DATE June 9, 2014 7:00 p.m.

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

**O Canada
Silent Prayer
Disclosure of Pecuniary Interest and General Nature Thereof**

PUBLIC MEETING TO HEAR APPLICATIONS UNDER SECTIONS 17, 34 AND 51 OF THE PLANNING ACT

Application	Staff Presentation	Applicant or Designate	Delegations (maximum of 10 minutes)	Staff Summary
21 Couling Crescent – Proposed Zoning By-law Amendment (File: ZC1405) – Ward 2	<ul style="list-style-type: none"> Chris DeVriendt, Senior Development Planner 	<ul style="list-style-type: none"> Astrid Clos 		
24, 26, 2 & 0 Landsdown Drive – Proposed Draft Plan of Vacant Land Condominium and Associated Zoning By-law Amendment (File: 23CDM-1307/ZC1317) – Ward 6	<ul style="list-style-type: none"> Al Hearne, Senior Development Planner 	<ul style="list-style-type: none"> Astrid Clos 	<ul style="list-style-type: none"> Bruce Wilson <p><u>Correspondence:</u></p> <ul style="list-style-type: none"> Anne & George Harauz 	
Brooklyn and College Hill Heritage Conservation District – Draft Plan and Guidelines	<ul style="list-style-type: none"> Stephen Robinson, Senior Heritage Planner 			

CONSENT AGENDA

"The attached resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda can be approved in one resolution."

COUNCIL CONSENT AGENDA			
ITEM	CITY PRESENTATION	DELEGATIONS (maximum of 5 minutes)	TO BE EXTRACTED
CON-2014.33 Stone Road East Reconstruction (between Victoria Road South and Village Green Drive) – Contract No. 2-1403			
CON-2014.34 Terra View, 72 York Road Property DC Redevelopment Reduction Letter		<ul style="list-style-type: none"> • David Brix, President, Terra View Homes 	√
CON-2014.35 Proposed Demolition of 41 Irving Crescent, Ward 6			

SPECIAL RESOLUTIONS

BY-LAWS

Resolution – Adoption of By-laws (*Councillor Furfaro*)

MAYOR'S ANNOUNCEMENTS

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

NOTICE OF MOTION

ADJOURNMENT

STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE June 9, 2014

**SUBJECT 21 Couling Crescent
Proposed Zoning By-law Amendment
(File: ZC1405)
Ward 2**

REPORT NUMBER 14-37

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide planning information on an application requesting approval of a Zoning By-law Amendment application to permit the development of a public elementary school at 21 Couling Crescent. This report has been prepared in conjunction with the statutory public meeting on the application.

KEY FINDINGS

Key findings will be reported in the future, following staff review of the application.

FINANCIAL IMPLICATIONS

Financial implications will be reported in the future Planning, Building, Engineering and Environment recommendation report to Council.

ACTION REQUIRED

Council will hear public delegations on the application, ask questions of clarification and identify planning issues. The report is to be received and no decisions are to be made at this time.

RECOMMENDATION

1. That Report 14-37 regarding a proposed Zoning By-law Amendment application (File ZC1405) by Astrid J. Clos Planning Consultants to permit the development of a school at 21 Couling Crescent, legally described as Block 14, Registered Plan 61M-170, City of Guelph, from Planning, Building, Engineering and Environment dated June 9, 2014, be received.

BACKGROUND

An application for a Zoning By-law Amendment has been received for the property municipally known as 21 Couling Crescent, by Astrid J. Clos Planning Consultants on

STAFF REPORT



behalf of the Upper Grand District School Board. The development proposal is for an elementary school (see Concept Plan in Attachment 6). The application was received on March 26, 2014 and deemed complete on April 25, 2014.

Location

The subject lands are vacant and consist of 1.65 hectares located at the southeast corner of Watson Parkway North and Couling Crescent. The site is bounded by public streets on three sides: Watson Parkway North, Couling Crescent and Severn Drive. Surrounding land uses include:

- To the north, across Couling Crescent: on-street townhouses;
- To the east, across Severn Drive: single detached dwellings and a portion of Morning Crest Park;
- To the south: an existing stormwater management facility;
- To the west, across Watson Parkway North: a naturalized area within the Eastview Community Park.

Existing Official Plan Land Use Designations and Policy

The subject lands are designated "General Residential" and "High Density Residential" in Schedule 1 of the Official Plan (see Attachment 2). The "General Residential" designation permits all forms of residential development, while the "High Density" designation is meant for multiple unit residential buildings or apartment buildings. Non-residential uses such as schools are permitted in residential areas subject to meeting the policies that set out compatibility criteria in Official Plan Sections 7.2.26 and 7.2.27 (included in Attachment 2).

Official Plan Amendment 48 (under appeal), a comprehensive update to the City's Official Plan, designates the subject site as High Density Residential. Official Plan Amendment 42 (under appeal), the City's new Natural Heritage System, does not identify any natural features on or immediately adjacent to the site.

Although the application is being processed under the 2001 Official Plan, Staff must have regard to the Council adopted policies and designations of OPA 42 and OPA 48. The land use designations contained in Official Plan Amendments 42 and 48 are included in Attachment 3.

Existing Zoning

The subject property is zoned R.4A (Residential Apartment), which permits apartment buildings up to 8 storeys in height and a maximum density of 100 units per hectare. Details of the existing zoning are included in Attachment 4.

REPORT

Description of Proposed Zoning Bylaw Amendment

The purpose of the proposed Zoning By-law Amendment is to rezone the subject site from the current R.4A (Apartment Residential) Zone to an I.1 (Institutional – Education, Spiritual and Other Services) Zone. The proposed institutional zone is

STAFF REPORT



requested to permit the development of a public elementary school. Further details of the proposed zoning are provided in Attachment 5.

Proposed Development

The applicant is proposing a public elementary school, the school building is proposed to be located on site near the intersection of Watson Parkway North and Couling Crescent. Parking area for the school is proposed off of Watson Parkway North and a grassed playing field is proposed along the easterly side of the site. The applicant's proposed development concept plan is shown in Attachment 6.

The following information was submitted in support of the application:

- Functional Servicing and SWM Brief, prepared by MTE, dated March 19, 2014.
- Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited, dated March 2014.
- Planning Report, prepared by Astrid J. Clos Planning Consultants, dated March 25, 2014.
- Conceptual Site Plan and Proposed Building Elevation, prepared by Somfay Masri Architects Inc., dated January 27, 2014.

Staff Review

The review of this application will address the following issues:

- Evaluation of the proposal against Provincial policies, including the Provincial Policy Statement and Places to Grow;
- Evaluate how the application conforms to the applicable Official Plan land use designations and policies including any related amendments;
- Review of the proposed zoning;
- Review of the proposed site design and building elevations;
- Review of servicing, traffic and parking;
- Confirm support for the Community Energy Initiative; and
- Address all comments and issues raised during the review of the application.

Once the amendment is reviewed and all issues are addressed, a report from Planning, Building, Engineering and Environment with a recommendation will be considered at a future meeting of Council.

CORPORATE STRATEGIC PLAN

Strategic Direction 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.

COMMUNICATIONS

The Public Meeting Notice was mailed on May 9, 2014 to local boards and agencies, City service areas and property owners with 120 metres of the subject site for comments. The Notice of Public Meeting was advertised in the Guelph Tribune on May

STAFF REPORT



15, 2014. Notice of the application has also been provided by signage on the site; signs were erected on April 29, 2014.

FINANCIAL IMPLICATIONS

Financial implications will be reported in the future staff recommendation report to Council.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Official Plan Land Use Designations and Policies
- Attachment 3 – Official Plan Amendments #42 and #48 Land Use Designations
- Attachment 4 – Existing Zoning
- Attachment 5 – Proposed Zoning
- Attachment 6 – Proposed Development Concept and Building Elevation

Report Author

Chris DeVriendt
Senior Development Planner

Approved By

Todd Salter
General Manager
Planning Services
519.822.1260, ext. 2395
todd.salter@guelph.ca

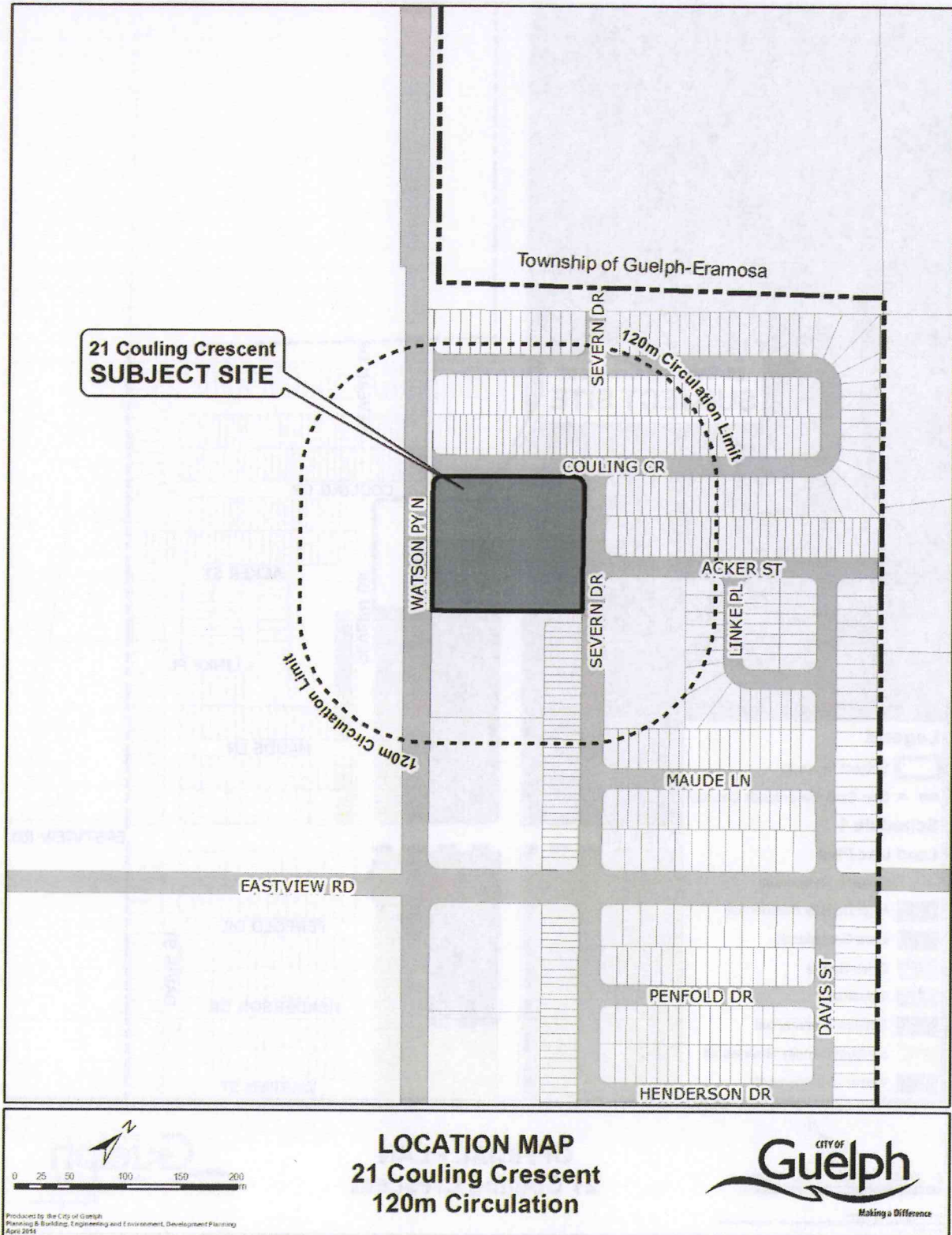
Approved By

Sylvia Kirkwood
Manager of Development Planning

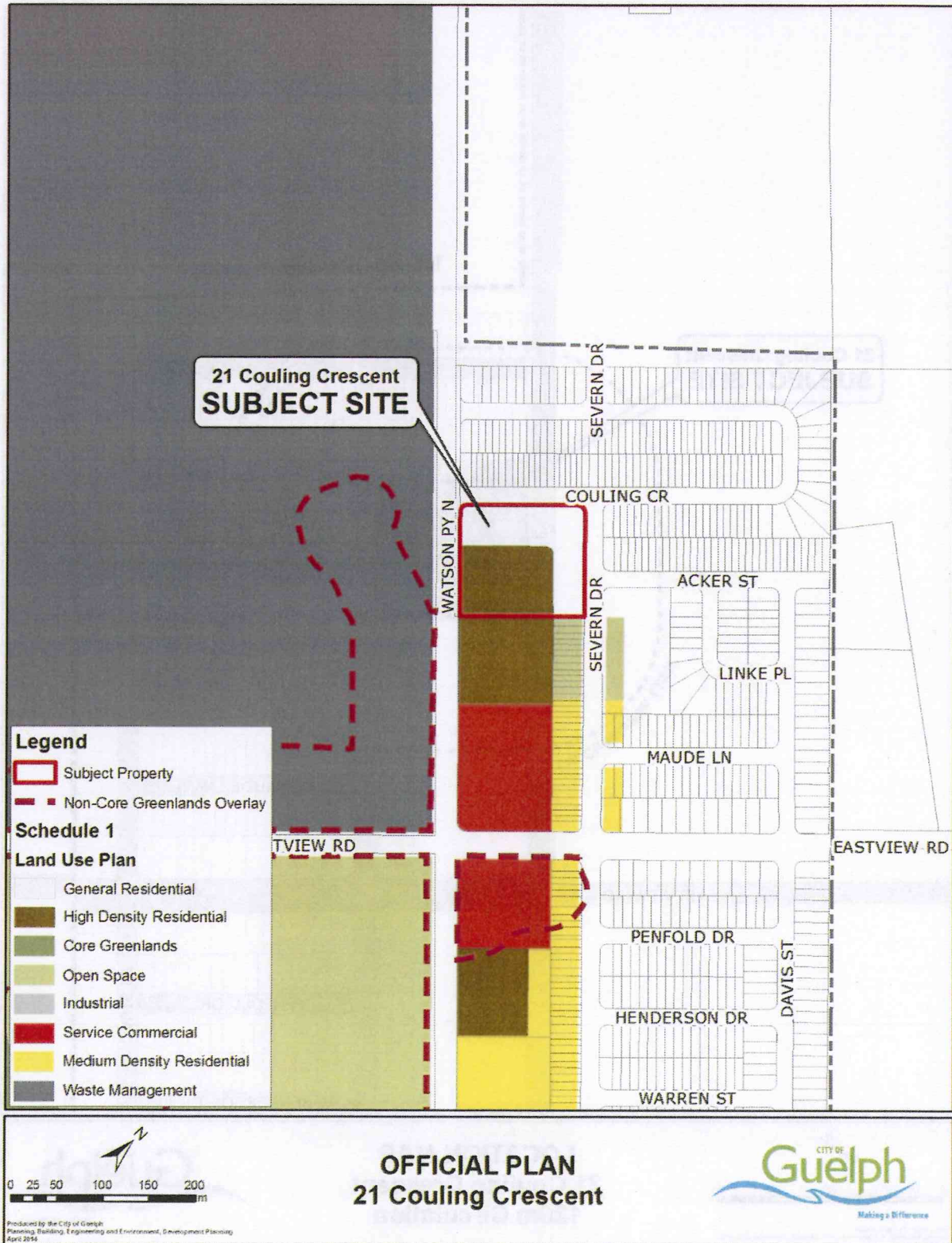
Recommended By

Janet L. Laird, Ph.D.
Executive Director
Planning, Building, Engineering and Environment
519.822.1260, ext. 2237
janet.laird@guelph.ca

Attachment 1 Location Map



Attachment 2 Existing Official Plan Designations and Policies



Attachment 2 (continued) Existing Official Plan Designations and Policies

Non-Residential Uses in Residential Areas

7.2.26 Within designations of this Plan permitting residential uses, a variety of small-scale institutional uses may be permitted that are complementary to, and serve the needs of residential neighbourhoods. Such non-residential uses include: schools, churches, *day care centres*, municipal parklands and recreational facilities. In addition, *convenience commercial* uses that provide goods and services primarily to the residents in the surrounding neighbourhood may also be permitted. These convenience uses will be limited by the Plan to a maximum *gross leasable floor area* of 300 square metres (3,200 square feet) on a property.

1. A number of potential school sites have been identified by the Upper Grand District School Board and the Wellington Catholic District School Board and are outlined by symbols on Schedule 1. These symbols shall be considered in accordance with the following:

- a) The symbols used to identify potential school sites do not represent a specific land use designation or location;
- b) Minor shifts in location may occur without amendment to this Plan in accordance with policy 9.2.3;
- a) The symbols do not represent a commitment by a local School Board to construct a school facility. The actual construction of a school is subject to capital funding approvals by the School Boards.
- b) The determination of whether a school site is required, its exact location and land area shall be determined as part of the City's draft plan of subdivision approval process; and
- c) Where it is determined that a school is not required, the underlying land use designation will apply, without amendment to this Plan.

7.2.27 Non-residential uses shall be developed in a manner that is compatible with adjoining residential properties and which preserves the amenities of the residential neighbourhood.

1. In addition to implementing the objectives and policies of subsection 3.6, Urban Design, non-residential uses shall:
 - a) Be located on an arterial or collector road;
 - b) Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;

- c) Have adequate landscaping and screening to promote compatibility with adjacent activities;
- d) Have sufficient off-street parking, circulation and access points; and
- e) Have adequate municipal services.
- f) Non-residential uses will be encouraged to concentrate at neighbourhood "nodes".

'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.

'High Density Residential' Land Use Designation

7.2.36 The predominant use of land within areas designated as 'High Density Residential' on Schedule 1 shall be for *multiple unit residential buildings*, generally in the form of apartments.

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

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

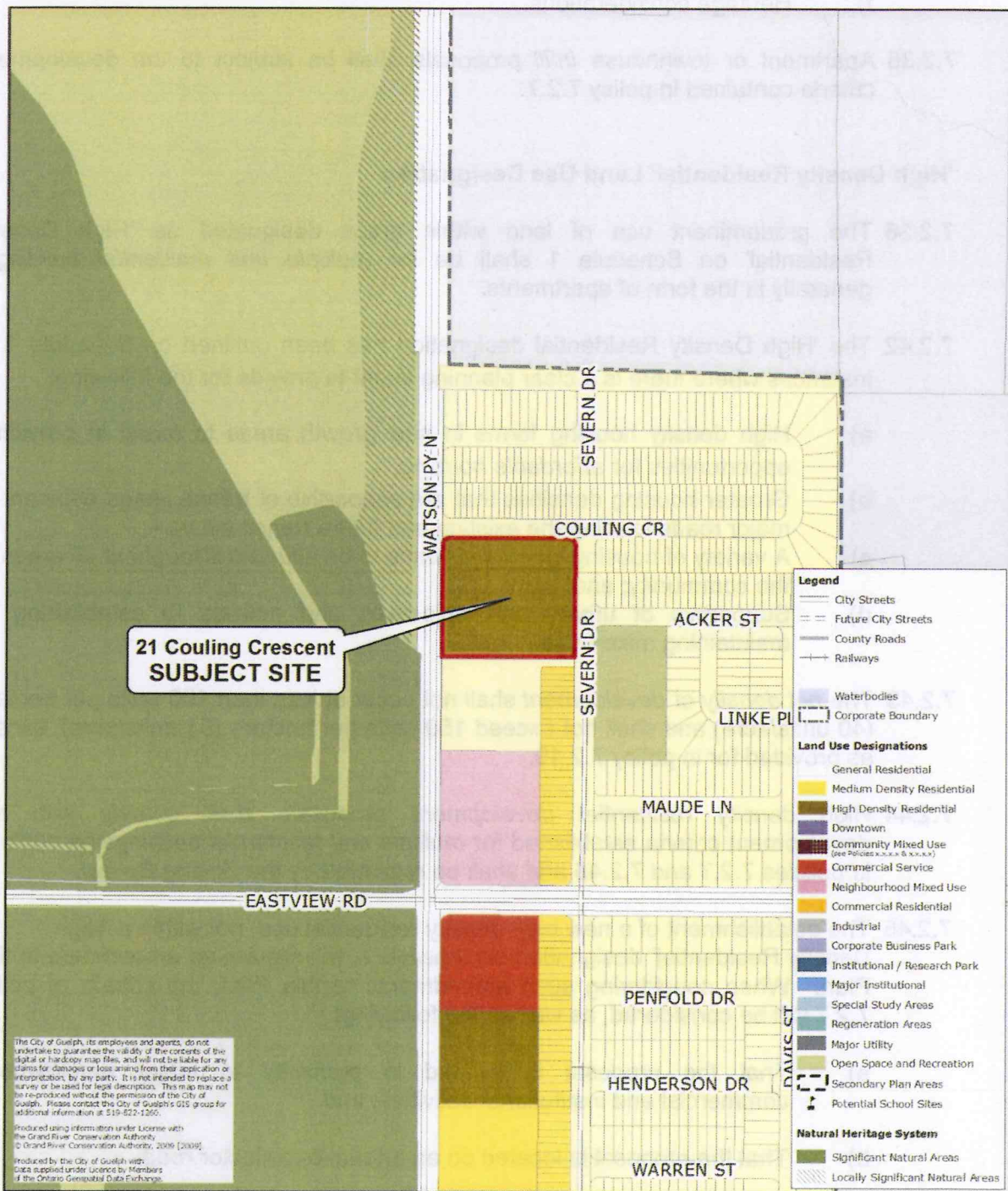
7.2.43 The *net density of development* shall not occur at less than 100 units per hectare (40 units/acre) and shall not exceed 150 units per hectare (61 units/acre), except as provided for in policy 7.2.10.

7.2.44 High density residential *development* proposals shall comply with the development criteria established for *multiple unit residential buildings* as outlined in policies 7.2.7 and 7.2.45 and shall be regulated by the *Zoning By-law*.

7.2.45 The establishment of a new high density residential use, not within a 'High Density Residential' designation on Schedule 1, will require an amendment to this Plan. When considering such amendments to this Plan, the criteria of policy 7.2.7 will be considered, as well as the following:

- a) That the proposal is located in proximity to major employment, commercial and institutional activities; and
- b) That the proposal is located on an arterial or collector road.

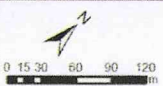
Attachment 3 Official Plan Amendments #42 and #48 Land Use Designations



The City of Guelph, its employees and agents, do not undertake to guarantee the validity of the contents of the digital or hardcopy map files, and will not be liable for any claims for damages or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or be used for legal descriptions. This map may not be re-produced without the permission of the City of Guelph. Please contact the City of Guelph's GIS group for additional information at 519-822-1265.

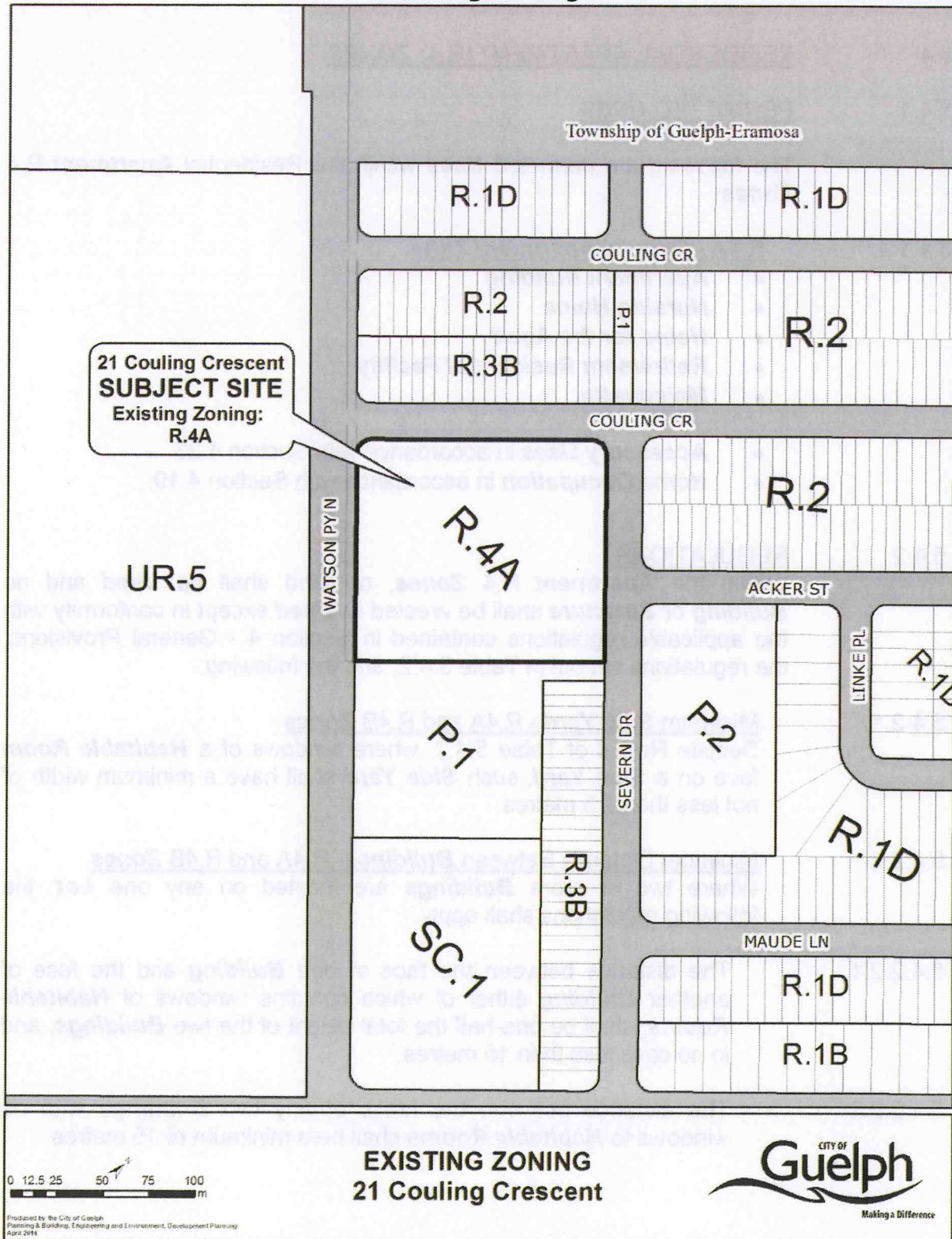
Produced using information under license with the Grand River Conservation Authority, 2006 [2009].

Produced by the City of Guelph with data supplied under license by Members of the Ontario Geospatial Data Exchange.



Official Plan Update (OPA 42 & 48) Land Use Designations 21 Couling Crescent

Attachment 4 Existing Zoning



Attachment 4 (continued) Existing Zoning

5.4 RESIDENTIAL APARTMENT (R.4) ZONES

5.4.1 PERMITTED USES

The following are permitted **Uses** within the Residential **Apartment R.4 Zones**:

5.4.1.1 R.4A - General Apartment Zone

- **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.

5.4.2 REGULATIONS

Within the **Apartment R.4 Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 5.4.2, and the following:

5.4.2.1 Minimum Side Yard - R.4A and R.4B Zones

Despite Row 8 of Table 5.4.2, where windows of a **Habitable Room** face on a **Side Yard**, such **Side Yard** shall have a minimum width of not less than 7.5 metres.

5.4.2.2 Minimum Distance Between Buildings- R.4A and R.4B Zones

Where two or more **Buildings** are located on any one **Lot**, the following regulations shall apply:

5.4.2.2.1 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.

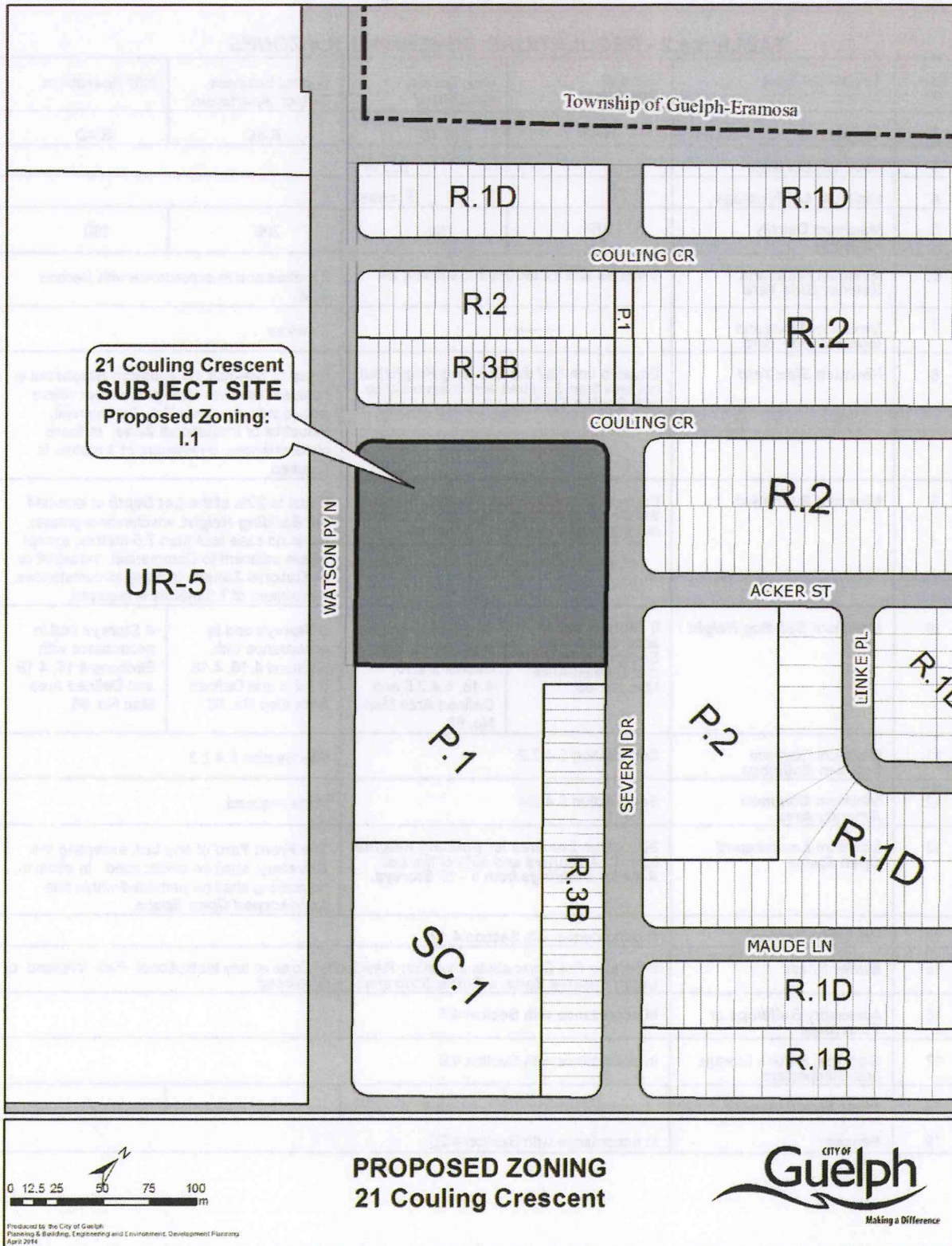
5.4.2.2.2 The distance between the faces of any two **Buildings** with no windows to **Habitable Rooms** shall be a minimum of 15 metres.

Attachment 4 (continued) Existing Zoning

TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General Apartment	High Density Apartment	Central Business District Apartment	Infill Apartment
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	650 m ²			
4	Minimum Lot Frontage	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum Front and Exterior Side Yard	-----		6 metres	
8	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.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	
9	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.		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, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .		The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	
14	Off-Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			

Attachment 5 Proposed Zoning



Attachment 5 (continued) Proposed Zoning

8.1 PERMITTED USES

The following are permitted **Uses** within the Institutional – (I.1, I.2, and I.3) **Zones**:

8.1.1 Educational, Spiritual, and Other Services – I.1 Zone

Art Gallery

Day Care Centre in accordance with Section 4.26

Group Home in accordance with Section 4.25

Library

Museum

Outdoor Sportsfield Facilities

Religious Establishment

School

Occasional Uses in accordance with Section 4.21.

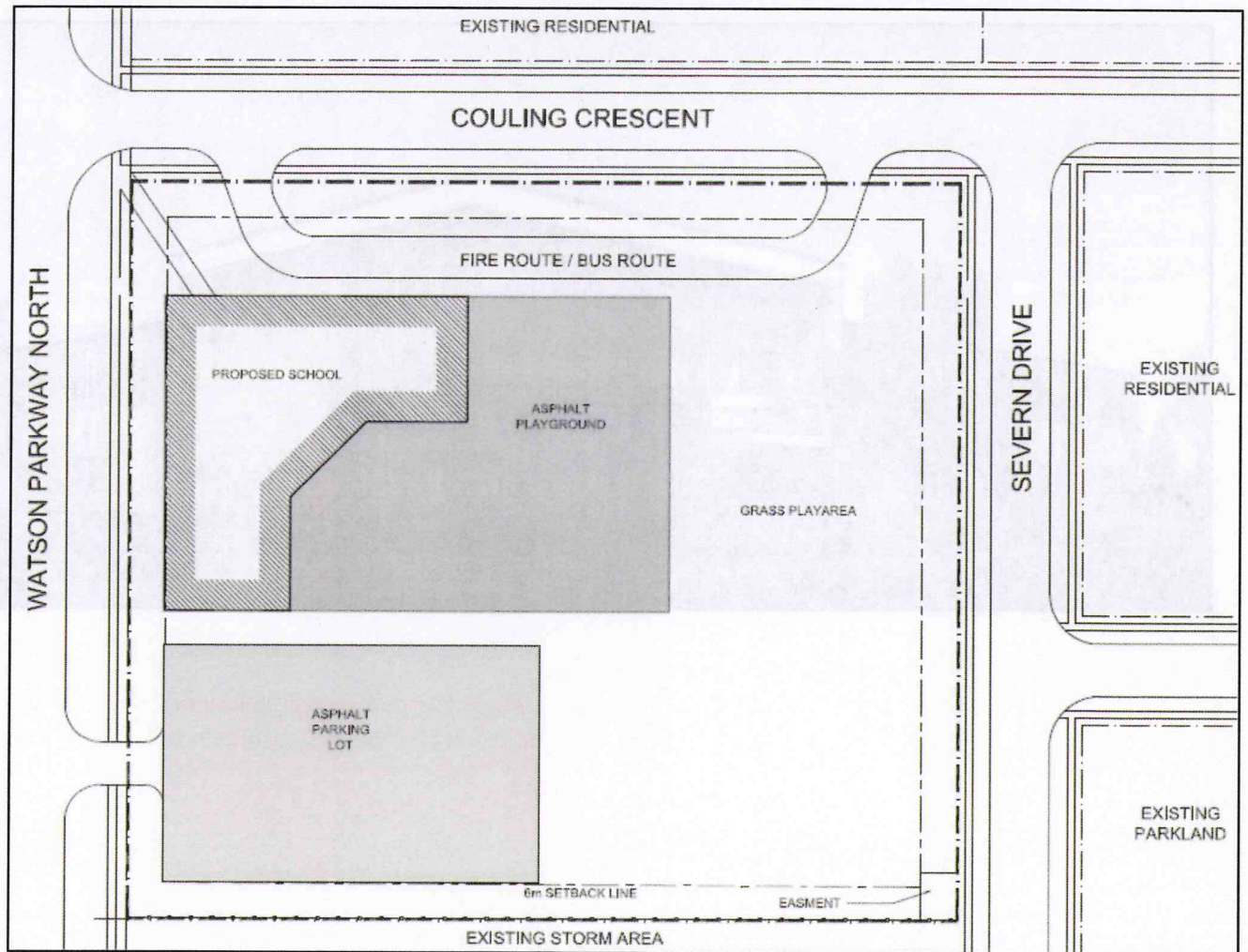
8.1.1.1 Administrative **Office**, **Nursing Home**, activity room, **Recreation Centre**, nursing station, **Research Establishment**, chapel, residence and other **Accessory Uses** are permitted provided that such **Use** is subordinate, incidental and exclusively devoted to a permitted use listed in Section 8.1.1 and provided that such **Use** complies with Section 4.23.

Attachment 5 (continued) Proposed Zoning

TABLE 8.2 - REGULATIONS GOVERNING INSTITUTIONAL (I) ZONES

Row	Institutional Zones	Educational, Spiritual and Other Services (I.1) Zone	University of Guelph and Guelph Correctional Centre (I.2) Zone	Health and Social Services (I.3) Zone
1				
2	Minimum Lot Area	700 m ²		
3	Minimum Front and Exterior Side Yard	6 metres and in accordance with Sections 4.16 and 4.24.		
4	Maximum Front and Exterior Side Yard	20 metres	---	---
5	Minimum Side Yard	6 metres or one-half the Building Height , whichever is greater.		
6	Minimum Rear Yard	7.5 metres or one-half the Building Height , whichever is greater.		
7	Minimum Lot Frontage	30 metres	---	---
8	Off-Street Parking	In accordance with Section 4.13.	In accordance with Sections 4.13 and 8.2.1.1.	
9	Off-Street Loading	In accordance with Section 4.14.	In accordance with Sections 4.14 and 8.2.1.1.	
10	Accessory Buildings and Structures	In accordance with Section 4.5.		
11	Fences	In accordance with Section 4.20.		
12	Maximum Building Height	4 Storeys and in accordance with Sections 4.16 and 4.18.	10 Storeys and in accordance with Sections 4.16 and 4.18.	
13	Buffer Strips	Where an Institutional Zone abuts any Residential, Park, Wetland or Urban Reserve Zone , a Buffer Strip shall be developed.		
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		

Attachment 6 Proposed Development Concept



Attachment 6 Proposed Building Elevation



STAFF REPORT



TO Guelph City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE June 9, 2014

**SUBJECT 24, 26, 28 & 0 Landsdown Drive
Proposed Draft Plan of Vacant Land Condominium and
associated Zoning By-law Amendment (File 23CDM-
1307/ZC1317) Ward 6**

REPORT NUMBER 14-27

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide planning information on an application requesting approval of a Vacant Land Condominium and associated Zoning By-law Amendment to permit 26 condominium lots to be developed for single-detached dwellings and one lot for a freehold single-detached dwelling at 28 Landsdown Drive.

KEY FINDINGS

Key findings will be reported in the future, following staff review of the application.

FINANCIAL IMPLICATIONS

Financial implications will be reported in the future Planning, Building, Engineering and Environment recommendation report to Council.

ACTION REQUIRED

Council will hear public delegations regarding the application, ask questions of clarification and identify planning issues. The report is to be received and no decisions are to be made at this time.

RECOMMENDATION

1. That Report 14-27 regarding an application for Draft Plan Approval of a Vacant Land Condominium Plan and associated Zoning By-law Amendment by Astrid J. Clos Planning Consultants on behalf of Households Gaw, Henry, Norton & O'Connor c/o Dunsire Developments (Landsdown) Inc. applying to lands legally described as Part of Lots 6, 9, 10 and 13, Registered Plan 488, (formerly Puslinch Township), municipally known as 24, 26, 28 and 0 Landsdown Drive, City of Guelph, to permit the development of the site for 26 condominium single-detached dwellings and one freehold single-detached dwelling at 28

STAFF REPORT



Landsdown Drive, from Planning, Building, Engineering and Environment dated June 9, 2014, be received.

BACKGROUND

The application applies to property legally described as Part of Lots 6, 9, 10 and 13, Registered Plan 488, (formerly Puslinch Township), municipally known as 24, 26, 28 and 0 Landsdown Drive, City of Guelph. The application was received by the City on December 20, 2013 and was deemed to be complete on January 16, 2014.

The subject site is in multiple ownerships and has recently been assembled by Dunsire Developments. The land assembly comprises the rear yards of 24 and 26 Landsdown Drive in addition to lands at 28 and 0 Landsdown Drive. Consent to severance applications have recently been approved by the Committee of Adjustment (Files B-48/13 and B-49/13) to facilitate this land assembly.

Location

The subject property has a total site area of 1.623 hectares and is located on the east side of Landsdown Drive, between property known as 16 Landsdown Drive and Bathgate Drive to the north, and Valley Road to the south. The site is irregularly shaped with 22.86 metres of frontage on Landsdown Drive (See Location Map in Attachment 1).

The property also abuts the registered Wellington Vacant Land Condominium No. 169 development comprising 21 single-detached dwellings to the south, single-detached dwellings fronting onto Landsdown Drive to the west, single-detached dwellings on Bathgate Drive and the detached dwelling at 16 Landsdown Drive to the north, and Torrance Creek wetlands, buffers and natural areas to the east.

Existing Official Plan Land Use Designations and Policy

The subject lands are currently designated General Residential, Core Greenlands including a Non-Core Greenlands overlay in the Official Plan. These land use designations and the overlay are described in detail in Attachment 2.

Schedule 1B of the Official Plan identifies the site in the Built-Up Area of the City. The Built-Up Area is intended to accommodate a significant portion of new residential and employment growth through intensification.

Official Plan Amendment 42, the City's new Natural Heritage System (under appeal), designates the subject site as General Residential with Significant Natural Areas along the east property boundary, identifying the Torrance Creek Wetlands (See Attachment 3).

Official Plan Amendment 48 (under appeal), designates the subject site Low Density Residential (See Attachment 3). This land use designation requires new residential development to achieve a density of between 15 to 35 units per hectare, at a maximum height of 3 storeys.

STAFF REPORT



Although the application is being processed under the 2001 Official Plan, Staff must have regard to the Council adopted policies and designations of OPA 42 and OPA 48. The land use designations contained in Official Plan Amendments 42 and 48 are included in Attachment 3.

Existing Zoning

The subject property is currently in the R.1B (Single-Detached Residential) Zone and the WL (Wetland) Zone with a Lands Adjacent to Provincially Significant Wetlands overlay. See Attachment 4 for mapping and details of the existing zoning on the site.

REPORT

Description of Proposed Vacant Land Condominium

The application for Draft Plan Approval of the Vacant Land Condominium Plan will subdivide the subject site to create 26 units or lots for single-detached dwellings, common elements comprised of private roads and stormwater management facility and create one freehold single-detached lot at 28 Landsdown Drive, further to the demolition of that existing dwelling. The proposed vacant land condominium is planned to be connected to the existing Valley Road condominium development by the private common element roadway and by sharing municipal services.

The proposal is described in the submitted Planning Report prepared by the applicant, Astrid J. Clos Planning Consultants, and reads as follows:

"The property has a total area of 1.87 hectares which is subject to the zone change application. The portion of the property included within the Vacant Land Draft Plan of Condominium has an area of 1.62 hectares. Excluded from the Draft Plan of Condominium is a proposed freehold lot with frontage on Landsdown Drive as well as a wetland and associated buffer which is proposed to be conveyed to the City of Guelph. The subject property has a frontage of 22.86 m on Landsdown Drive. 13.86 m of this frontage is proposed to create a freehold lot. 9m is proposed for the provision of a private condominium road access.

The Vacant Land Draft Plan of Condominium proposes 26 units as lots for single detached homes tied to the road and stormwater management common elements. One freehold lot is also proposed on Landsdown Drive.

On May 21, 2008, Guelph Council approved the Vacant Land Draft Plan of Condominium 23CDM-075031 for the abutting property located to the south of the subject property which, at that time, was municipally known as 0 and 11 Valley Road. This Plan of Condominium has since been registered as Wellington Vacant Land Condominium Plan No. 169. Included as a condition of this condominium approval was the following condition:

"14. The owner shall register on title to the subject lands to the satisfaction of the City Solicitor, pursuant to Section 20 of the Condominium Act, 1998, rights of easement for access and servicing in favour of four properties located directly to the north of the subject site municipally known as 16, 24, 26 and 32 Landsdown Drive, prior to the registration of the plan. Such easements shall provide for the opportunity, but not any obligation, for the four property owners to the north to use the roads and access, expand and use the sanitary pumping station on the subject site, subject to an appropriate payment of a share of the costs for the use of these facilities, to ensure the potential use of shared facilities and reciprocal

STAFF REPORT



rights of easements to roads and services is available to allow for further future development on private lands to the north of the site."

The purpose of this condition was to encourage the two private developers to work together on a cost-sharing arrangement that would benefit both developments.

Description of Proposed Zoning By-law Amendment

The application for the Zoning By-law Amendment will rezone the lands to implement the draft plan of vacant land condominium subdivision, by rezoning the developable lands to a Specialized R.1B Zone to permit the construction of the 27 new single-detached dwellings (26 condominium dwellings and 1 freehold dwelling).

The requested specialized zoning regulations for the most part correspond with the Specialized R.1B-41 Zone approved for the Vacant Land Condominium located to the south of the subject property. The only exception is the Minimum Lot Frontage of 13 m which has been requested, however, this applies to the freehold lot only and not the lots included within the proposed condominium.

Requested Specialized R1.B zoning regulations include:

- Development may occur on a privately owned street.
- Minimum Lot Frontage of 13 m. (freehold lot)
- Maximum Building Height of 2 storeys.
- Minimum Front Yard for Habitable Floor Space 4.5 m.
- Minimum Front Yard for garage 6 m.
- Minimum Side Yard of 1.2 m including Exterior Side Yard of corner lots on a private road.
- The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, phase of registration, partition or division for any purpose.

Applying only to the proposed freehold lot:

- Minimum Lot Frontage
13 m rather than 15 m.

The following information was submitted in support of the application:

- Planning Report prepared by Astrid J. Clos Planning Consultants dated December 20, 2013.
- Functional Servicing and Stormwater Management Report by KAM Engineering Ltd. dated December 2013 including Site Servicing and Grading Drawings.
- Environmental Impact Study prepared by Dougan & Associates dated December 2013.

Staff Review

The review of this application will include the following issues:

STAFF REPORT



- Evaluation of the proposal against Provincial policies including the Provincial Policy Statement and Places to Grow Plan
- Evaluate how the application conforms to the applicable Official Plan land use designations and policies including any related amendments
- Review of the proposed zoning
- Evaluation of the documents submitted (listed above) in support of the application
- Review site design and compatibility with adjoining land uses
- Confirm support for the Community Energy Initiative
- Review demolition of house at 28 Landsdown Drive
- Consider 16 Landsdown Dr. lands relating to the proposal
- Address all comments and issues raised during the review of the application

Once the review of the application is completed and all issues are addressed, a report from Planning, Building, Engineering and Environment with a recommendation will be considered at a future meeting of Council.

CORPORATE STRATEGIC PLAN

Strategic Direction 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.

COMMUNICATIONS

The public signage Notice was erected on-site on February 4, 2014. The Notice of Complete Application was mailed February 6, 2014 to local boards and agencies, City service areas and property owners within 120 metres of the subject site for comments. The Notice of Public Meeting was advertised in the Guelph Tribune on May 15, 2014 and mailed to surrounding property owners on May 16, 2014.

FINANCIAL IMPLICATIONS

Financial implications will be reported in the future staff recommendation report to Council.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Official Plan Land Use Designations and Policies
- Attachment 3 – Official Plan Amendments #42 and #48 Land Use Designations
- Attachment 4 – Existing Zoning
- Attachment 5 - Proposed Draft Plan of Vacant Land Condominium Subdivision
- Attachment 6 – Proposed Zoning

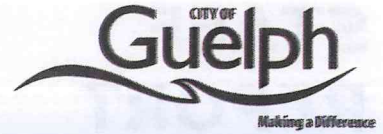
Report Author

Al Hearne
Senior Development Planner

Approved By

Sylvia Kirkwood
Manager of Development Planning

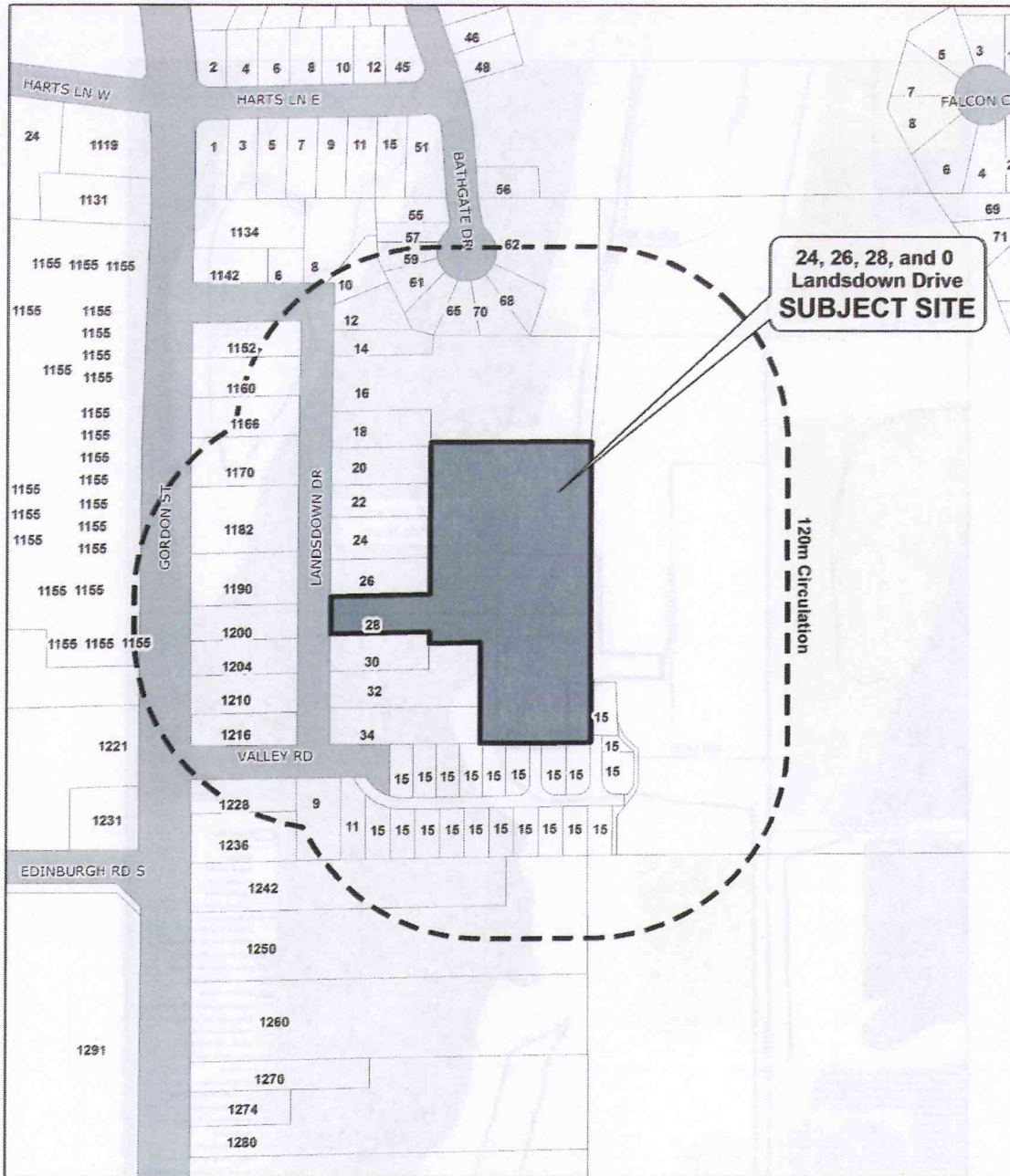
STAFF REPORT



Approved By
Todd Salter
General Manager
Planning Services
519.822.1260, ext. 2395
todd.salter@guelph.ca

Recommended By
Janet Laird, Ph.D.
Executive Director
Planning, Building, Engineering
and Environment
519.822.1260, ext. 2237
janet.laird@guelph.ca

Attachment 1 Location Map



24, 26, 28, and 0
Landsdown Drive
SUBJECT SITE

120m Circulation

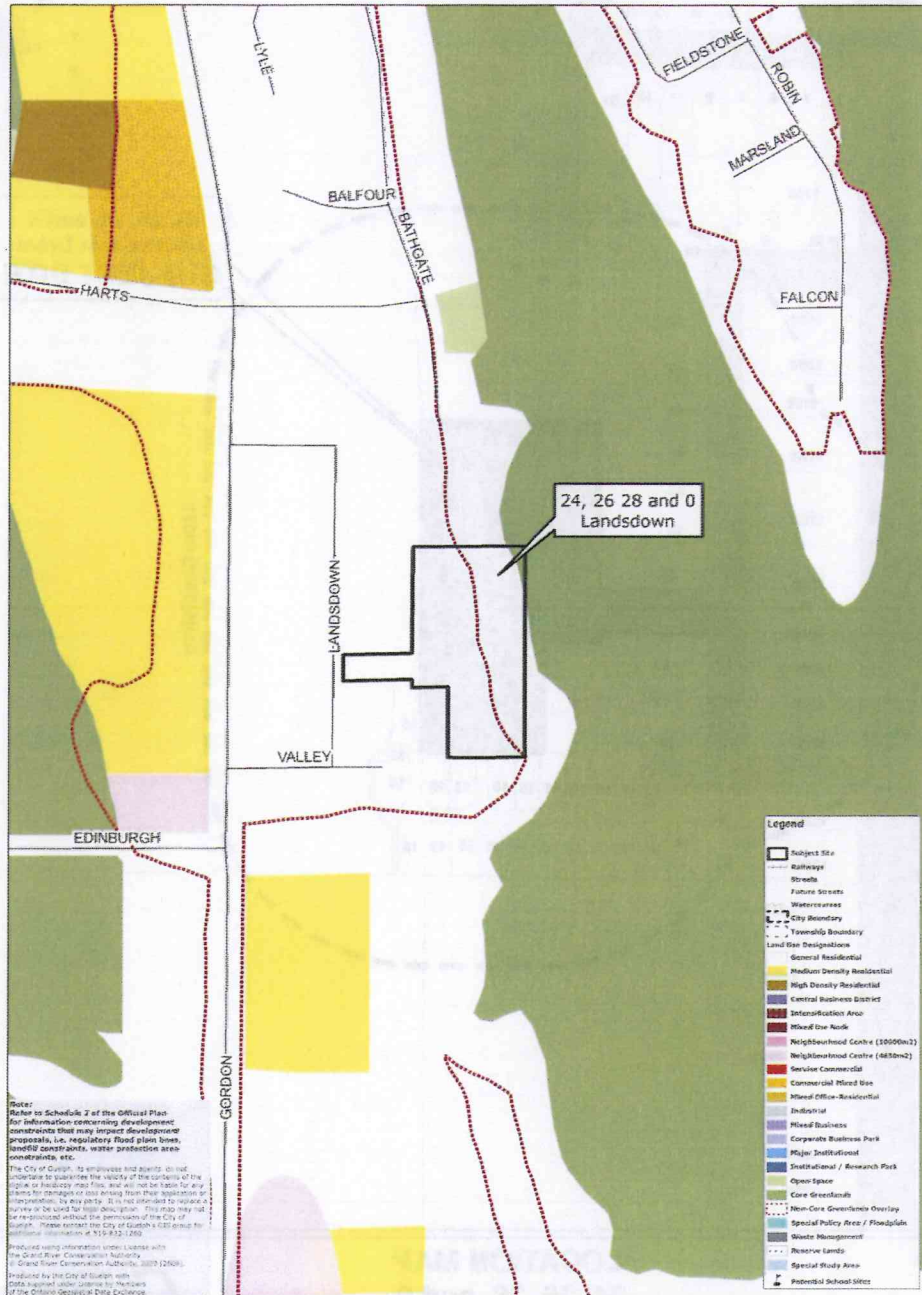
LOCATION MAP
24, 26, 28, and 0
Landsdown Drive
120m Circulation



Produced by the City of Guelph:
Planning, Building, Engineering and Environment Development/Planning
January 2014


I:\gis_staging\Planning\Report\Maps\Landsdown Dr

Attachment 2 Official Plan Land Use Designations and Policies



100 50 0 100 Meters

CITY OF GUELPH
LAND USE PLAN
24, 26 28 and 0
Landsdown Drive



CITY OF Guelph
Making a Difference

Projection: NAD83 UTM Zone 17
Produced by the City of Guelph
Planning Services
January 2014

Attachment 2 Official Plan Land Use Designations and Policies

General Residential" Land Use Designation

- 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.
- 7.2.8 The development criteria of policy 7.2.7 will be used to assess the merits of a rezoning application to permit new multiple unit residential buildings on sites that are presently not zoned to permit these particular housing forms.
- 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 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 With the general residential designation, the net density of development shall not exceed 100 units per hectare (40 units/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.

Core Greenlands

7.13.1 The 'Core Greenlands' land use designation recognizes areas of the Greenlands System which have greater sensitivity or *significance*. The following *natural heritage feature* areas have been included in the 'Core Greenlands' designation of Schedule 1: *provincially significant wetlands*, the *significant* portion of habitat of *threatened and endangered species*, and the *significant areas of natural and scientific interest (ANSI)*. *Natural hazard lands* including steep slopes, erosion hazard lands and unstable soils may also be associated with the 'Core Greenlands' areas. In addition, the *floodways* of rivers, streams and creeks are found within the 'Core Greenlands' designation.

1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.

7.13.2 The *natural heritage features* contained within the 'Core Greenlands' designation are to be protected for the *ecological* value and *function*. *Development* is not permitted within this designation. Uses that are permitted include conservation activities, open space and passive recreational pursuits that do not *negatively impact* on the *natural heritage features* or their associated *ecological functions*.

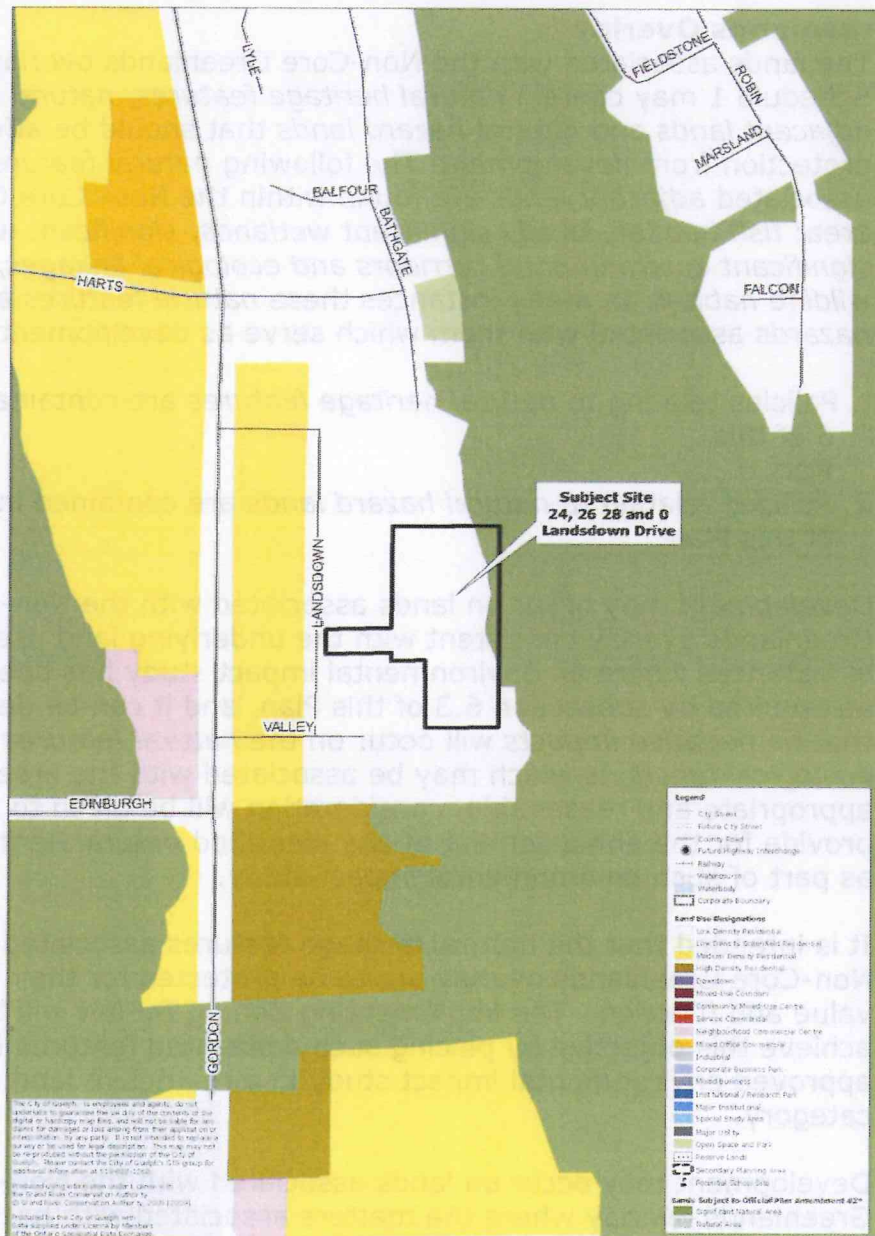
7.13.3 The *natural heritage features* contained within the 'Core Greenlands' designation are outlined on Schedule 2 of this Plan. Where a *development* proposal is made on *adjacent lands* to these *natural heritage features*, the proponent is responsible for completing an environmental impact study in accordance with the provisions of subsection 6.3 of this Plan. Where appropriate and reasonable, consideration will be given to measures to provide for the *enhancement of natural heritage features* within the 'Core Greenlands' designation as part of such an environmental impact study.


- 7.13.4 In implementing the Greenlands System provisions of this Plan, 'Core Greenland' areas shall be placed in a restrictive land use category of the implementing *Zoning By-law*, which prohibits *development* except as may be necessary for the on-going management or maintenance of the natural environment.

Non-Core Greenlands Overlay

- 7.13.5 The lands associated with the Non-Core Greenlands overlay on Schedule 1 may contain *natural heritage features*, *natural feature adjacent lands* and *natural hazard lands* that should be afforded protection from *development*. The following *natural features* and their associated *adjacent lands* are found within the Non- Core Greenlands area: *fish habitat*, *locally significant wetlands*, *significant woodlands*, *significant environmental corridors and ecological linkages*, *significant wildlife habitat*. In many instances these *natural features* also have *hazards* associated with them which serve as development constraints.
1. Policies relating to *natural heritage features* are contained in Section 6 of this Plan.
 2. Policies relating to *natural hazard lands* are contained in Section 5 of this Plan.
- 7.13.6 *Development* may occur on lands associated with the Non-Core Greenlands overlay consistent with the underlying land use designation in instances where an environmental impact study has been completed as required by subsection 6.3 of this Plan, and it can be demonstrated that no *negative impacts* will occur on the *natural features* or the *ecological functions* which may be associated with the area. Where appropriate and reasonable, consideration will be given to measures to provide for the enhancement of any identified *natural heritage feature* as part of such environmental impact study.
- 7.13.7 It is intended that the natural heritage features associated with the Non-Core Greenlands overlay are to be protected for their ecological value and function. The implementing *Zoning By-law* will be used to achieve this objective by placing such delineated features from an approved environmental impact study in a restrictive land use zoning category.
- 7.13.8 Development may occur on lands associated with the Non-Core Greenlands overlay where the matters associated with hazard lands as noted in Section 5 can be safely addressed. In addition, development within the flood fringe areas of the Two Zone Flood Plain will be guided by the policies of subsection 7.14.

Attachment 3 Official Plan Amendments #42 and #48 Land Use Designations






100 50 0 100 Meters

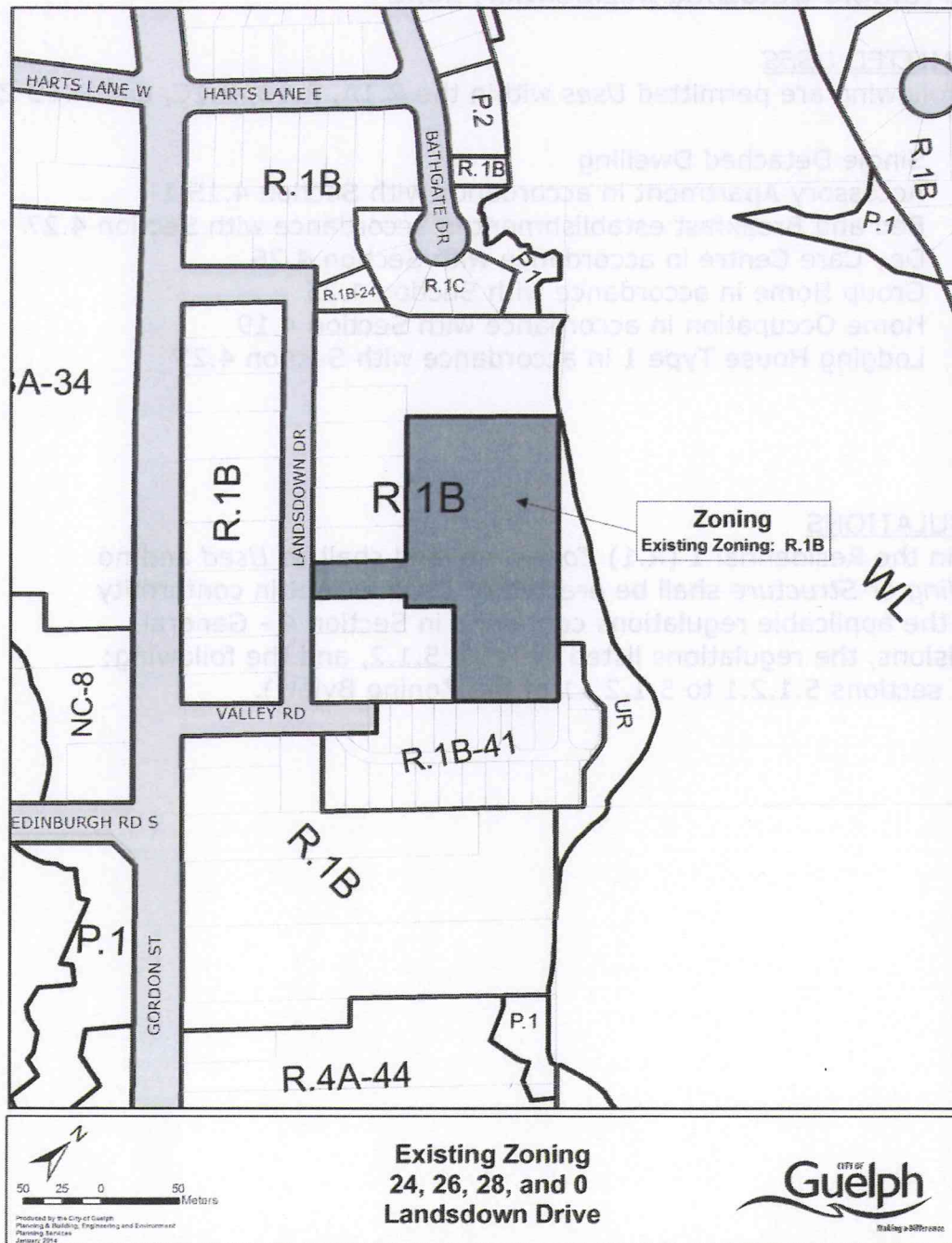
Project No. 1376 (176) (2014)
Prepared by the City of Guelph
Planning Services
February 2014

CITY OF GUELPH
OFFICIAL PLAN
LAND USE PLAN
24, 26 28 and 0
Landsdown Drive



Making a Difference

Attachment 4 Existing Zoning



Attachment 4 Existing Zoning

R.1B (Single-Detached Residential) Zone

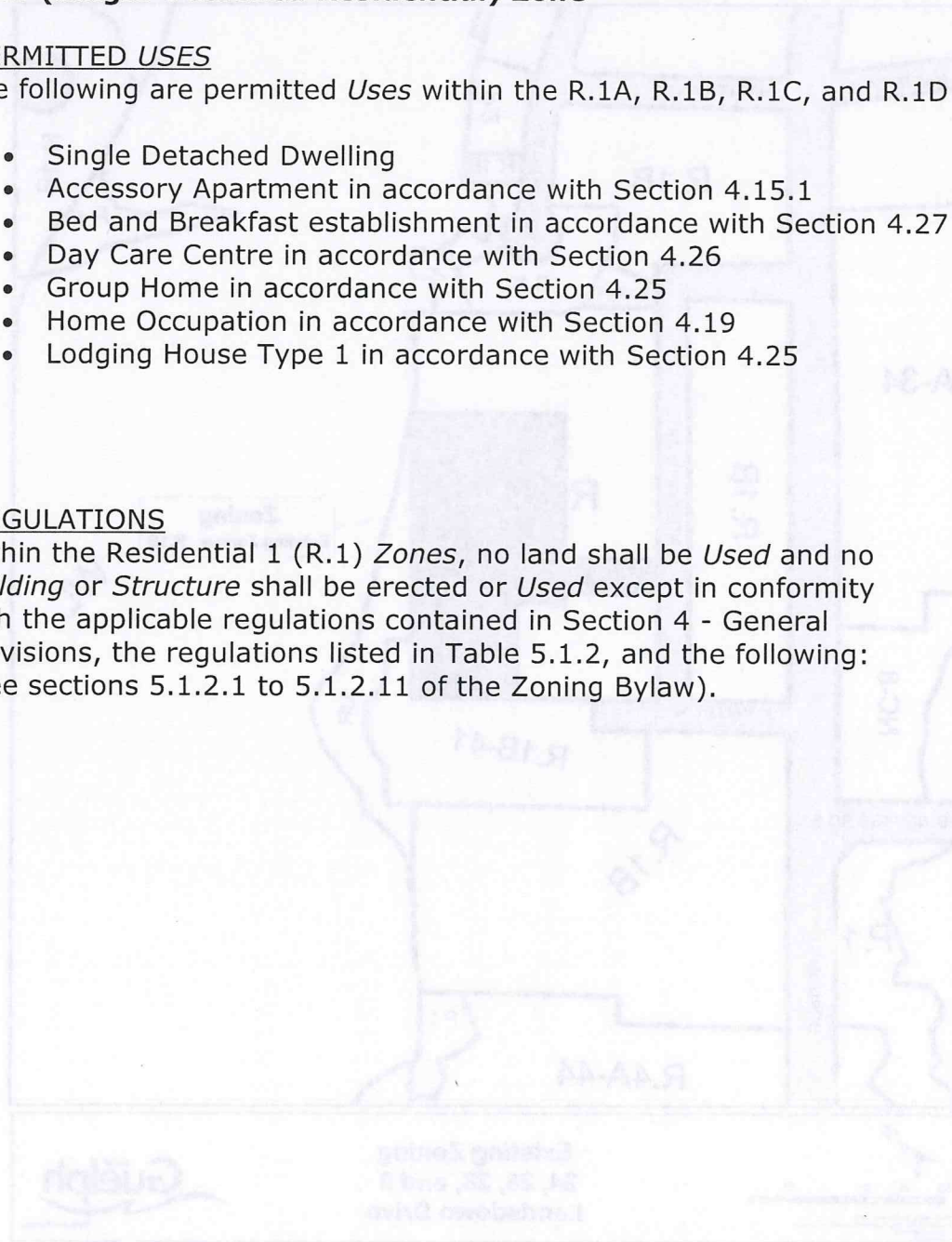
PERMITTED USES

The following are permitted *Uses* within the R.1A, R.1B, R.1C, and R.1D Zones:

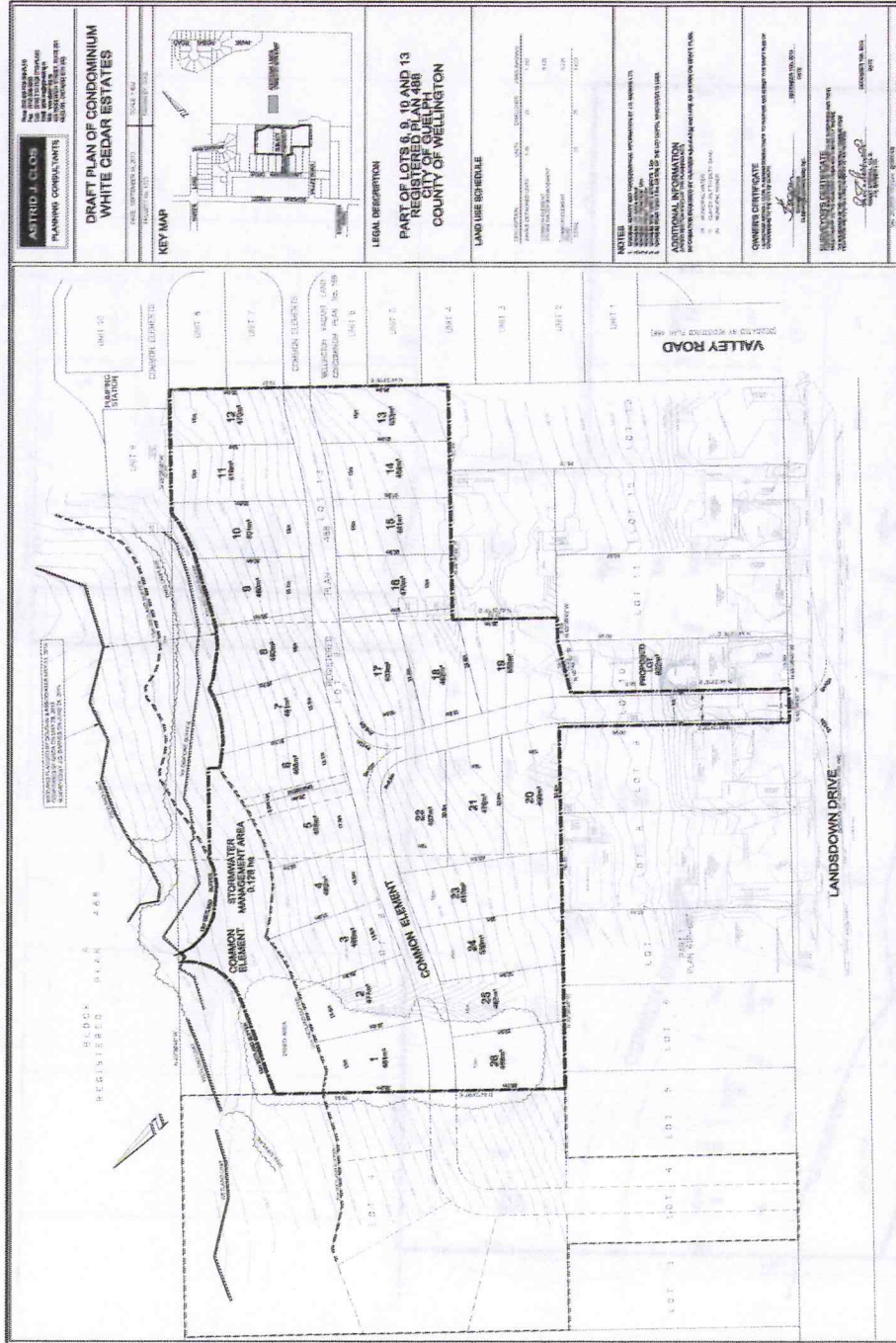
- Single Detached Dwelling
- Accessory Apartment in accordance with Section 4.15.1
- Bed and Breakfast establishment in accordance with Section 4.27
- Day Care Centre in accordance with Section 4.26
- Group Home in accordance with Section 4.25
- Home Occupation in accordance with Section 4.19
- Lodging House Type 1 in accordance with Section 4.25

REGULATIONS

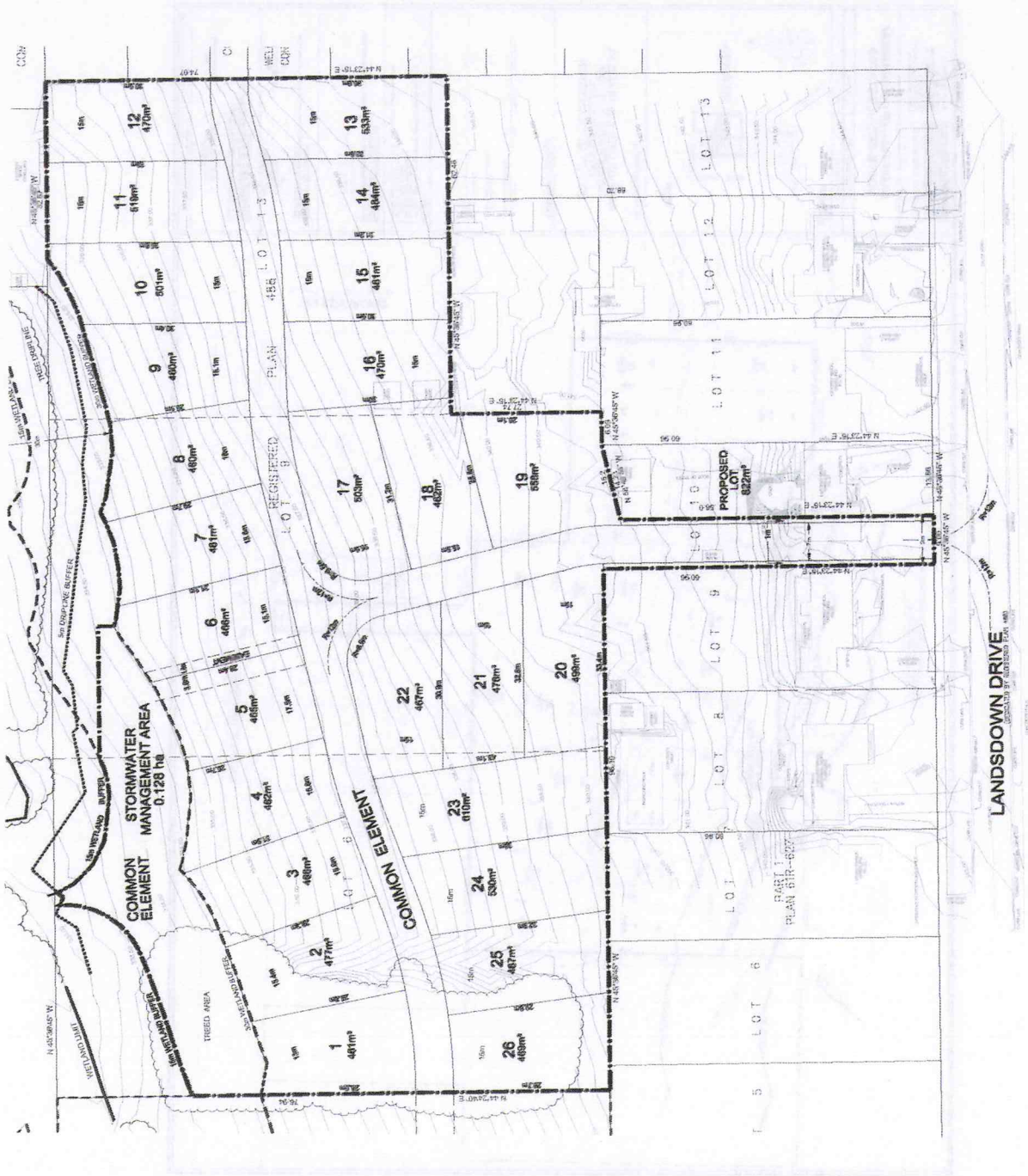
Within the Residential 1 (R.1) Zones, no land shall be *Used* and no *Building* or *Structure* shall be erected or *Used* except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations listed in Table 5.1.2, and the following: (See sections 5.1.2.1 to 5.1.2.11 of the Zoning Bylaw).



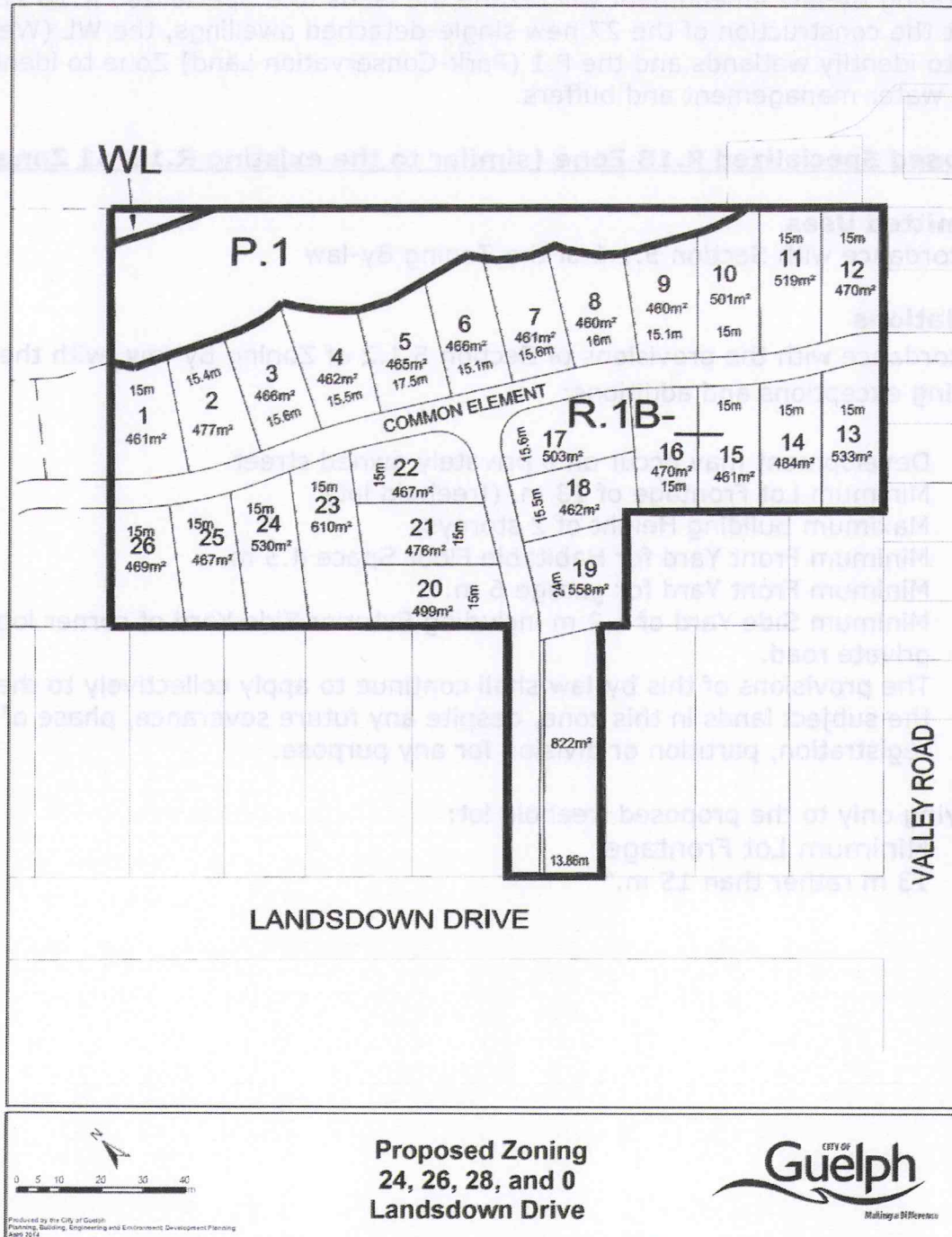
Attachment 5 Proposed Draft Plan of Vacant Land Condominium Subdivision



Attachment 5 Proposed Draft Plan of Vacant Land Condominium Subdivision



Attachment 6 Proposed Zoning



Attachment 6 Proposed Zoning

The Zoning By-law Amendment will rezone the lands to a Specialized R.1B Zone to permit the construction of the 27 new single-detached dwellings, the WL (Wetland) Zone to identify wetlands and the P.1 (Park-Conservation Land) Zone to identify storm water management and buffers.

Proposed Specialized R.1B Zone (similar to the existing R.1B-41 Zone)

“Permitted Uses

In accordance with Section 5.1.1 of the Zoning By-law

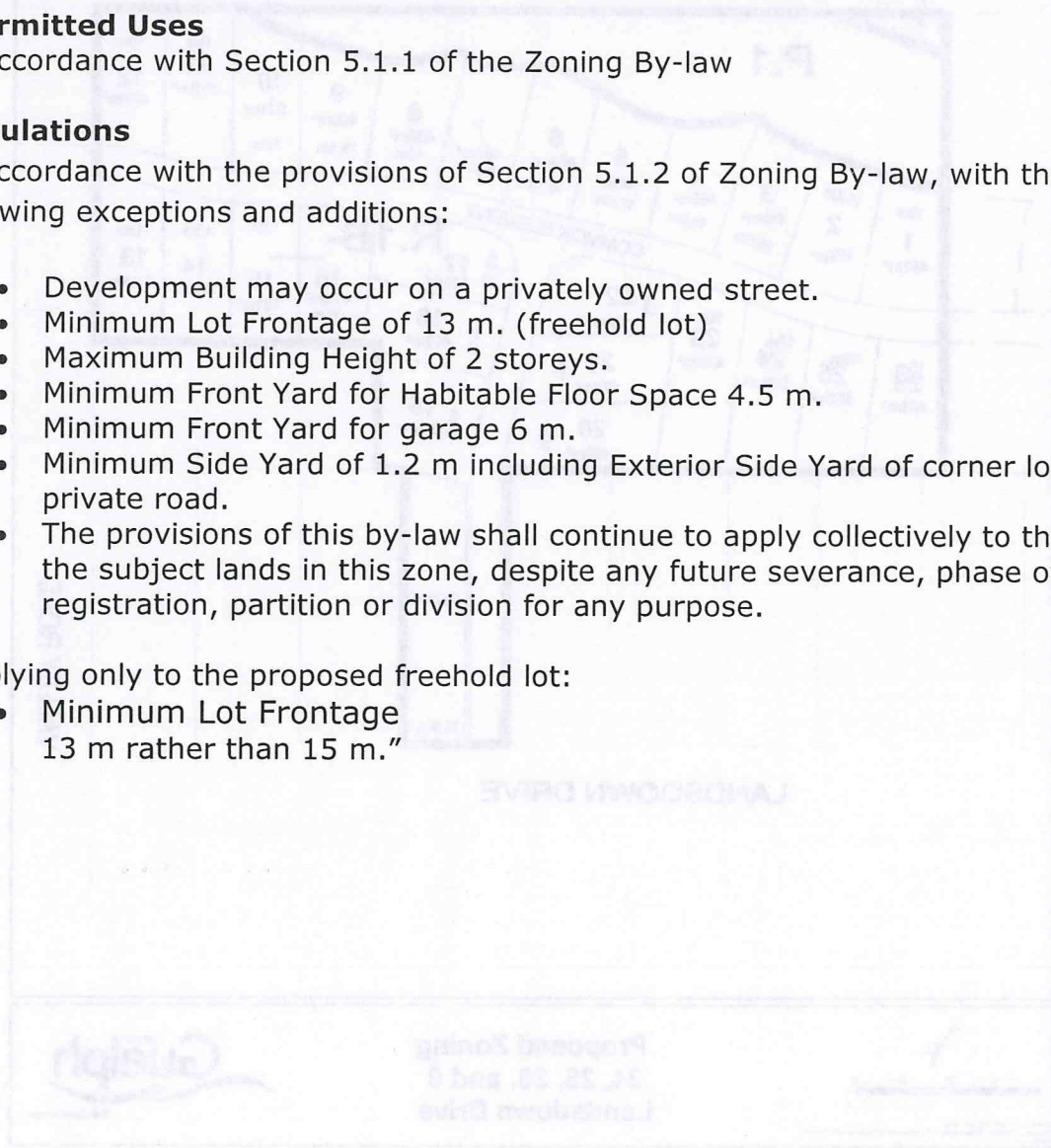
Regulations

In accordance with the provisions of Section 5.1.2 of Zoning By-law, with the following exceptions and additions:

- Development may occur on a privately owned street.
- Minimum Lot Frontage of 13 m. (freehold lot)
- Maximum Building Height of 2 storeys.
- Minimum Front Yard for Habitable Floor Space 4.5 m.
- Minimum Front Yard for garage 6 m.
- Minimum Side Yard of 1.2 m including Exterior Side Yard of corner lots on a private road.
- The provisions of this by-law shall continue to apply collectively to the whole of the subject lands in this zone, despite any future severance, phase of registration, partition or division for any purpose.

Applying only to the proposed freehold lot:

- Minimum Lot Frontage
13 m rather than 15 m.”



STAFF REPORT



For information purposes, the R.1B-41 Zone reads as follows:

"0 & 11 Valley Road. As shown on Defined Area Map Number 41 of Schedule "A" of this Bylaw.

5.1.3.2.41.1

Permitted Uses

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

5.1.3.2.41.2

Regulations

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

5.1.3.2.41.2.1

Frontage on a Street

Despite Section 4.1 of this By-law, development in this zone may occur on a privately owned Street.

5.1.3.2.41.2.2

Minimum Lot Frontage

Despite Table 5.1.2, Row 4, the minimum Lot Frontage shall be 14 metres.

5.1.3.2.41.2.3

Maximum Building Height

Despite Table 5.1.2, Row 5, the maximum Building Height shall be 2 Storeys.

5.1.3.2.41.2.4

Minimum Front Yard

Despite Table 5.1.2, Row 6, the minimum Front Yard shall be:

- a) For Habitable Floor Space – a minimum of 4.5 metres and a maximum of 6 metres.
- b) For Garage or legal Parking Space – a minimum of 6 metres

5.1.3.2.41.2.5

Minimum Side Yard

Despite Table 5.1.2, Row 7, the minimum Side Yard shall be 1.2 metres, including the Exterior Side Yard of corner lots on a private road."

Re: Public Meeting June 9, 2014, File: 23CDM1307/ZC1317

From: Anne and George Harauz,

To the Council,

We are unable to attend the meeting on June 9 and have therefore written our concerns.

Please notify us of the date when City Council will consider staff's recommendation.

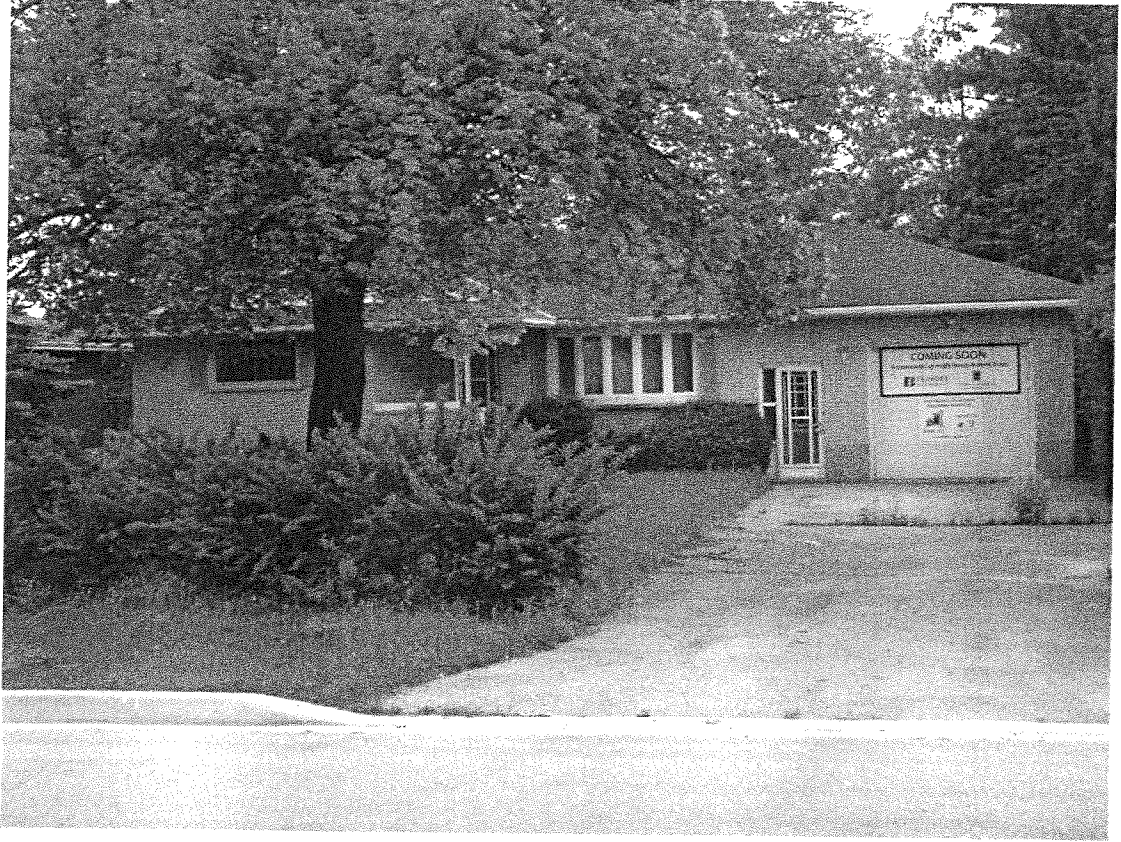
Thank you for your consideration of these concerns.

May 26, 2014

Concerns:

1. What is the proposed use for the laneway on 28 Landsdown Drive?
2. We are concerned that construction will affect our water table (we are on well water) and the stability of our septic system.
3. The townhouses across Gordon have minimal parking resulting in some cars being parked on Landsdown. This with the increase in traffic from new development makes Landsdown increasingly difficult to drive and walk. The gradient of Valley Road and Landsdown, where they enter Gordon makes winter driving hazardous and increased traffic will exacerbate the problem.
4. Access to Gordon is already difficult with the increase in traffic and development.
5. The tree line between 28 Landsdown and 30 Landsdown is shared. These are mature trees. Dunsire Developments has promised to retain both privacy and the tree line. We would like to see this commitment in writing.
6. The proposed lot for 28 Landsdown is 13.8m X 822m. This does not seem in keeping with the look of the neighbourhood. We would like to see the proposal for where the building will be located with respect to our own home. Please see pictures below.

28 Landsdown Drive (building to be demolished)



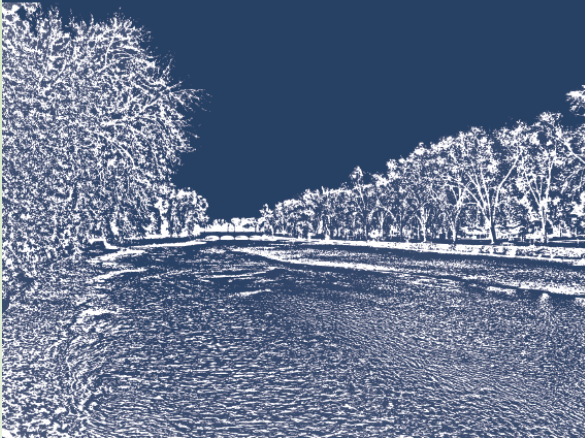
30 Landsdown Drive, (neighbor to proposed development)



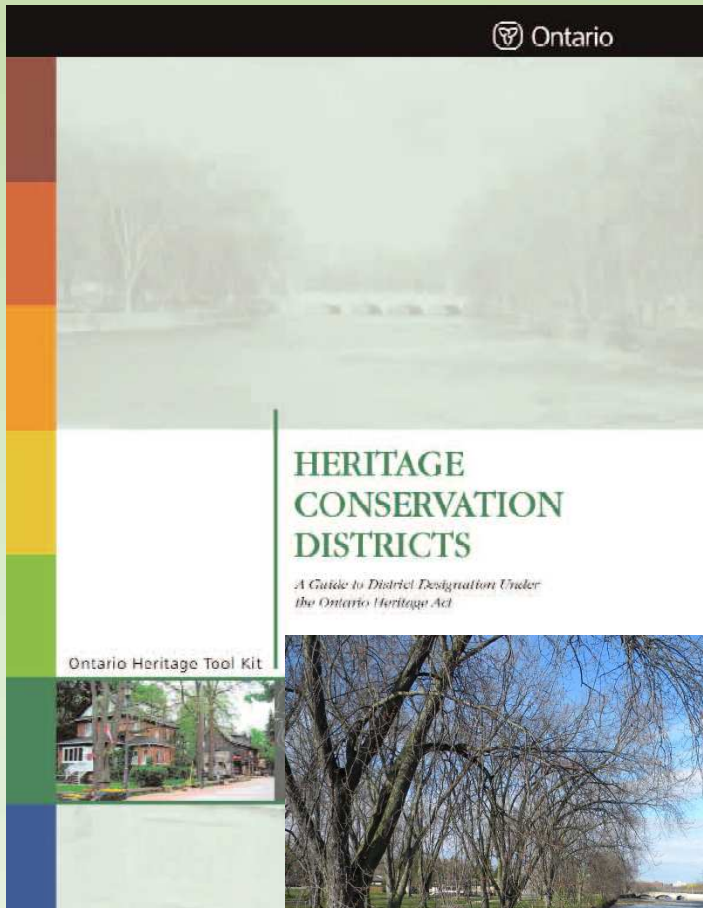
Brooklyn and College Hill
Heritage Conservation District Study

Plan and Guidelines
Draft for Public Review

Prepared for City Of Guelph
April 2014



Brooklyn and College Hill Heritage Conservation District Plan and Guidelines



Value of Cultural Heritage and Heritage Districts

- ❑ There are good reasons and strategies to conserve cultural heritage resources as the roots of the community which help to paint the history of the city.
- ❑ District designation has become widely and successfully used in Ontario with at least 113 approved HCD Plans currently in place.
- ❑ Heritage value of Brooklyn and College Hill acknowledged in 2006 OUCN Community Improvement Plan. This was key to the initiation of Guelph's first HCD study.



Objectives of the HCD

- A key objective of this HCD Plan is to maintain and conserve the heritage character of the Brooklyn area, the Gordon Street Corridor, the Speed and Eramosa Riverscapes and Royal City Park
- To maintain the primarily residential character of the District
- To conserve the heritage attributes of individual properties and their contribution to the collective heritage attributes of the character of the HCD
- To permit only those alterations, new construction or demolitions that conform to the goals, objectives, policies and guidelines of the Brooklyn and College Hill Heritage Conservation District Plan

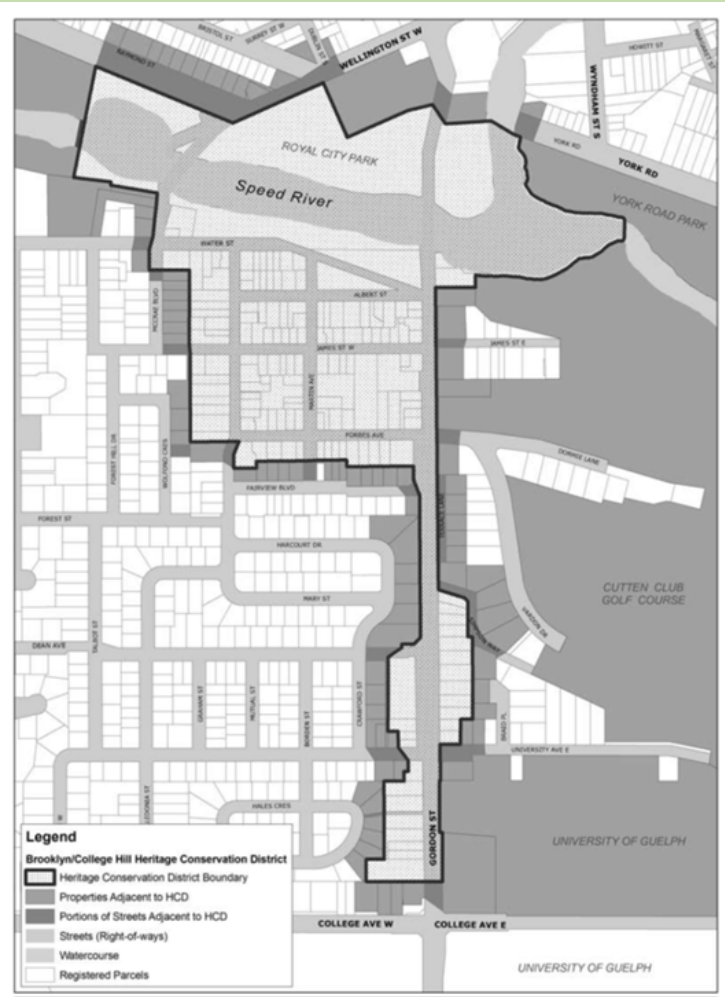




Part A - HCD Plan and Guidelines

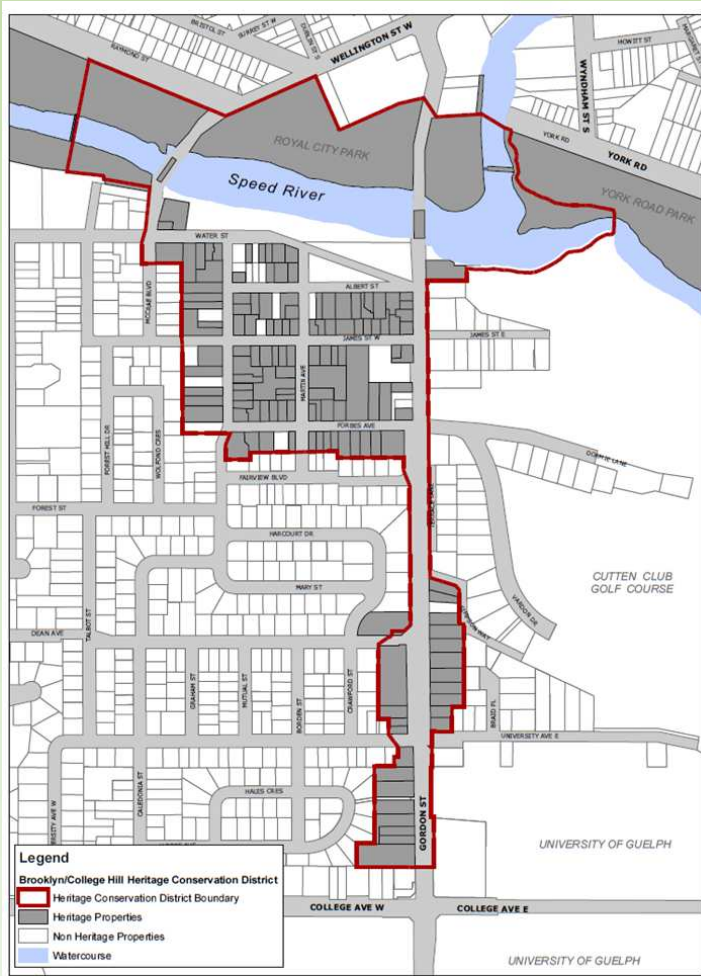
Section 4 - key guidelines for managing changes to property, including:

- heritage permit process and how it applies to properties within the HCD;
- conservation guidance on appropriate changes to heritage fabric and features;
- design guidelines for alterations and additions to existing buildings and new construction and infill development on vacant lots;
- landscape conservation guidelines for private property owners;
- guidance on alterations and additions within the public realm.



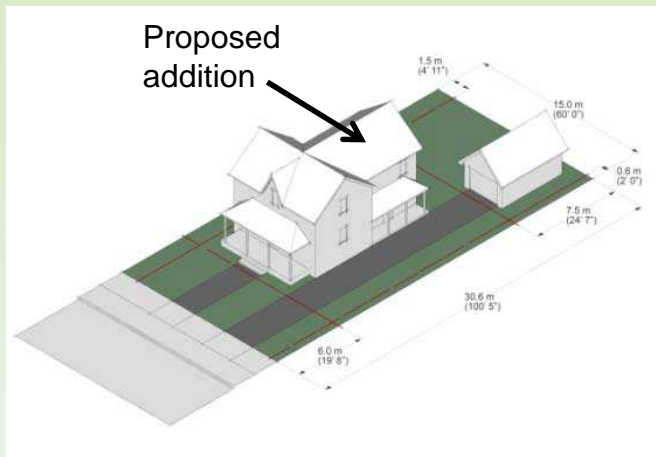
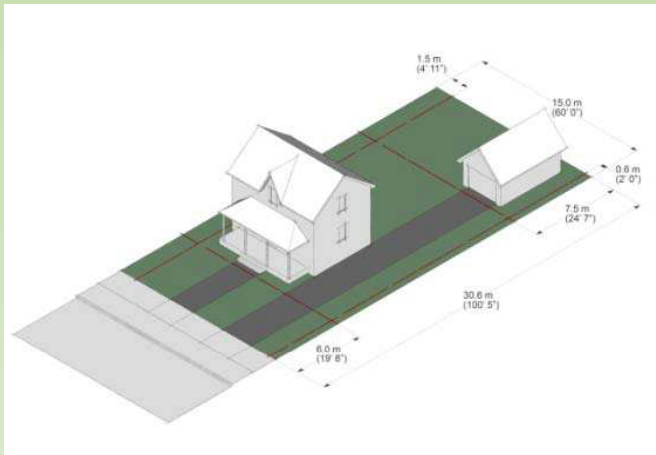
District Boundary

- Appendix 2 shows the properties that are within the Council-approved heritage district boundary as well as the properties and streets that are adjacent to the HCD.
- Changes to properties or streets that are beside or close to a HCD can have an impact on the heritage character of the District
- Proposed development in these adjacent areas requires evaluation to determine if mitigation or alternative approaches would be required



Heritage and Non-Heritage

- ❑ Appendix 3 identifies **heritage and non-heritage properties** within the HCD boundary.
- ❑ **Heritage properties** are those that contribute to the cultural heritage value of the district.
- ❑ **Non-heritage properties** may not have cultural heritage value but are geographically within the HCD.
- ❑ Both types of property are subject to the heritage permit system



Heritage Permit:

- Required for the erection, demolition, removal or external alteration of a building or structure.
- The majority would occur simultaneously with a planning application or building permit.
- No fee proposed for heritage permit.
- Process to be designed to be as time efficient as possible including consideration for delegation of approval to staff.
- Reviewed by Heritage Planning staff and may be reviewed by Heritage Guelph before approval.
- Exemptions are described in Section 5.

Part B – Implementation of the HCD

- Implementation of the HCD and the management of change within the district are typically achieved through the review and approval of heritage permit applications.
- Successful implementation can be complemented by other initiatives and planning policies to support or provide a framework for conservation efforts.

Part B – Implementation of the HCD

The recommendations for implementation include:

- Setting a maximum building height for the HCD;
- Regulating the removal and cutting of trees larger than 20cm in diameter (at 1.4m above the ground) through the heritage permit process;
- Establishing a grants program for the HCD;
- Delegating approval authority for heritage permits to an employee or official of the City

Next Steps in the Heritage District Designation Process

Staff will conduct further consultation:

- HCD Community Working Group
- Heritage Guelph
- River Systems Advisory Committee
- HCD Staff Technical Steering Committee

Public Open House will be held in late June.

Final HCD Plan and Guideline is brought back to Council for consideration/approval.

STAFF REPORT



TO Council Planning

SERVICE AREA Planning, Building, Engineering and Environment

DATE June 9, 2014

**SUBJECT Brooklyn and College Hill Heritage Conservation District -
Draft Plan and Guidelines**

REPORT NUMBER 14-30

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To release the draft Brooklyn and College Hill Heritage Conservation District Plan and Guidelines for review and comment by Council and the public.

The June 9 Council Planning meeting is the statutory public meeting for the HCD required under Part V the Ontario Heritage Act. The purpose of this report is to summarize the key components of the draft HCD Plan and Guidelines and to describe the next steps in the HCD designation process.

KEY FINDINGS

- The conservation and celebration of cultural heritage resources is a key element of Guelph's sustainable community vision and can contribute to the social and economic vitality of the city;
- The establishment of heritage conservation districts is a proven approach to determining and conserving areas of municipalities with distinctive and cohesive cultural heritage characteristics and has been used successfully throughout Ontario;
- Initiation of a Heritage Conservation District Study for the Brooklyn and College Hill area was identified as a priority in the Old University and Centennial Neighbourhood Community Improvement Plan due to the desire of the local community to maintain the heritage character of the area and manage change in a sensitive manner;
- If established for the Brooklyn and College Hill area, a HCD Plan and Guidelines would have multiple benefits, including:
 - developing an understanding and appreciation of the cultural heritage resources within the HCD area;
 - recognizing and commemorating the values that can sustain a sense of place for Brooklyn and College Hill into the future;
 - establishing clear objectives and guidelines regarding the conservation of cultural heritage resources within the HCD providing certainty and guidance regarding future change in the area to property owners, businesses and residents.

STAFF REPORT

FINANCIAL IMPLICATIONS

The project is funded through Planning Services approved Capital Budget. The financial implications directly associated with the designation of Brooklyn and College Hill as a heritage conservation district will be assessed and included in the final report to Council for the HCD in Q3 2014.

ACTION REQUIRED

Council will hear public delegations on the draft HCD Plan and Guidelines, ask questions for clarification and identify issues. The draft Brooklyn and College Hill Heritage Conservation District Plan and Guidelines is to be received and no decisions are to be made at this time.

RECOMMENDATION

1. That Report 14-30 from Planning, Building, Engineering and Environment, dated June 9, 2014 regarding the draft Brooklyn and College Hill Heritage Conservation District Plan and Guidelines be received.

BACKGROUND

Value of Cultural Heritage and Heritage Conservation Districts

There are good reasons and strategies to conserve cultural heritage resources. As the roots of the community, cultural heritage resources (buildings, structures or cultural heritage landscapes) help to paint the history of the city. The Ontario Heritage Act along with the Provincial Policy Statement and the City's Official Plan encourage the use of heritage conservation districts and their accompanying policies and guidelines as a tool to identify and designate such resources. The HCD as a strategy for heritage conservation has become widely and successfully used in Ontario municipalities with at least 113 approved HCD Plans currently in place.

The positive effect and success of heritage district designation in Ontario municipalities has been researched by Dr. Robert Shipley of the University of Waterloo's Heritage Resources Centre in a well-known study titled "Heritage Districts Work!". Links to this research and to the Province's Heritage Tool Kit guide to district designation under the Ontario Heritage Act are located in the Attachments section of this report.

A Heritage Conservation District (HCD) is an area that is protected by a municipal designation by-law passed by City Council, under Part V of the Ontario Heritage Act (OHA). District designation enables Council to manage and guide future change in the district, through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area's special character.

STAFF REPORT



In designating the Brooklyn and College Hill Heritage Conservation District, a key objective is to maintain and conserve the heritage character of the Brooklyn area, the Gordon Street Corridor, the Speed and Eramosa Riverscapes and Royal City Park. The Brooklyn and College Hill area contains a number of distinctive features and cultural heritage attributes including the nationally recognized McCrae House, distinctive bridges, numerous vernacular heritage residences, Royal City Park, the Speed and Eramosa waterway and the historical Dundas Road (Gordon Street). These features have unique historical associations with transportation routes, community growth, city beautification and institutional development.

Within the HCD area the valley lands have been extensively designed and used as public open space and parkland. Portions of these lands and outwash slope are also distinguished by a structured grid of generally low profile residential forms from the 1850s to the 1950s along Gordon Street and with the Brooklyn area. All provide a distinct sense of time and place.

Rationale for Brooklyn and College Hill HCD and Process to date:

The heritage attributes of the Brooklyn and College Hill HCD are a landscape of distinctive character that separates it from the University campus to the south, the commercial and downtown core to the north, the golf course to the east and the mid-twentieth century residential suburb to the west.

One of the significant outcomes of the Old University and Centennial Neighbourhood Community Improvement Plan (OUCN CIP) (received by City Council on August 21, 2006) was a recommendation that a study be undertaken to determine the feasibility of a heritage district designation in the Brooklyn and College Hill area. The CIP's recommendations included the following:

- There is a strong desire from both the City of Guelph and residents to conserve heritage resources and the historic fabric of the area;
- Future development in the OUCN area should respect the heritage character of the area;
- The best method to protect clusters/groupings of heritage properties and ensure that compatible development occurs is to designate a heritage conservation district through the Ontario Heritage Act.

Based in part on research material provided in *Heritage Guelph's Brooklyn and College Hill Conservation District: Background Research Report* (August 2006) the OUCN CIP identified the Brooklyn and College Hill area as an excellent candidate for HCD study area for the following reasons:

- It has a high percentage of individual heritage resources currently designated under the Ontario Heritage Act;
- It represents a distinctive time and character in Guelph's history;
- It contains architectural, natural, and cultural resources that are of significant importance to the community;

STAFF REPORT



- It has been identified through a comprehensive Community Improvement Plan process, which included extensive public engagement, as being an area under pressure for change and therefore, in need of planning measures in order to preserve its historic character.

Typically, the heritage district designation process involves two phases.

Phase 1 - The Brooklyn and College Hill Heritage Conservation District Study process began in 2011, when the City of Guelph retained MHBC Planning to undertake the project on their behalf. Public meetings were held in November 2011 and January 2012 regarding the project and findings to date. MHBC released the final draft of the Heritage Conservation District Study (Heritage Assessment Report) in February 2012 for public review and comment. The findings of the Heritage Assessment Report, including the recommended Heritage Conservation District boundary, were considered by City Council in April 2012. At that meeting, there were concerns raised regarding the proposed boundary, and Council provided a timeframe for the public to further comment on the boundary. Following this consultation period, City staff recommended further refinement to the HCD boundary which was considered by Heritage Guelph and then approved by City Council in December 2012. The Council resolution also authorized MHBC to undertake the second phase of the process, involving the preparation of the Heritage Conservation District Plan.

Phase 2 - City staff and MHBC held discussions regarding the district plan content through the HCD Technical Advisory Committee, and the HCD Community Working Group in the Spring and Summer of 2013. Further community consultation occurred at a Community Focus Workshop held on 2 October 2013. The public was invited to attend the workshop to receive information on how heritage conservation district plans are used to guide development and change while conserving cultural heritage value. Participants were asked at the Focus Workshop through break-out group discussions and also through an online survey about "key topics" associated with the heritage district area and the policies and guidelines that may be recommended for the district. The consultants considered the feedback received in the preparation of the draft HCD Plan and Guidelines.

REPORT

MHBC Planning (the consultants) have produced a draft HCD Plan and Guideline document that, if approved, would be used to implement a heritage conservation district designation by-law. The consultants have reviewed various City policies and by-laws, and made recommendations to assist in implementation of the heritage district. The HCD Plan would provide detailed guidance provided to property owners and tenants who wish to undertake modifications to their properties. The document establishes those types of changes requiring a heritage permit and those that do not, as well as providing guidance for the various types of potential new development within the proposed District.

Objectives of Proposed HCD

- To maintain the primarily residential character of the District.
- To conserve the heritage attributes of individual properties and their contribution to the collective heritage attributes of the character of the District.
- To avoid the loss or attrition of the Brooklyn and College Hill Heritage Conservation District character by permitting only those changes that are complimentary and undertaken in the least destructive manner and in a way that, if such alterations were removed in the future, the form and integrity of the heritage property would generally remain unimpaired.
- To permit only those alterations, new construction or demolitions that conform to the goals, objectives, policies and guidelines of the Brooklyn and College Hill Heritage Conservation District Plan.

Content of the Draft HCD Plan and Guidelines

The Brooklyn and College Hill Heritage Conservation District Plan and Guidelines document is divided into parts A and B, each with a number of sections.

Part A – HCD Plan and Guidelines

Part A contains the HCD Plan and Guidelines, with the following six sections:

Section 1 - explains the provisions of the *Ontario Heritage Act* and contains those provisions that are legally required to be fulfilled, notably a statement of objectives, a statement of cultural heritage value and a description of the District's heritage attributes.

Section 2 - provides a statement of intent for the heritage conservation district and recognizes roles and responsibilities in the management of the District.

Section 3 - provides a short statement of conservation principles, goals and objectives.

Section 4 - provides the key guidelines for managing changes to property and includes:

- Information regarding the heritage permit process and how it applies to various properties within the Brooklyn and College Hill Heritage Conservation District;
- Conservation guidance on appropriate changes to heritage fabric and features;
- Design guidelines for alterations and additions to existing buildings and new construction and infill development on vacant lots;
 - landscape conservation guidelines for private property owners; and,
 - guidance on alterations and additions within the public realm.

Section 5 - provides a description of those alterations and classes of alterations that are exempt from regulation under Part V of the *Ontario Heritage Act*.

Section 6 - provides recommendations regarding a regular review process for the Brooklyn and College Hill Heritage Conservation District Plan and Guidelines.

The HCD Plan and Guidelines are intended to provide an objective minimum level of appropriateness for physical change over the coming years. The reader will find important introductory information in Section 4 and specifically “Who should use these guidelines?” and the heritage permit process. Following in the same section are guidelines for alterations and additions to heritage properties and non-heritage properties – and all interventions that would require a heritage permit. Section 5 outlines those alterations that are exempt from heritage permit approvals.

Figure 1.2 (in Part A, Section 1) of the HCD Plan and Guidelines shows the heritage district location and boundary as well as the properties and streets that are adjacent to the HCD. Appendix A opens with a map that identifies heritage and non-heritage properties within the HCD boundary. These maps are included in Attachments 2 and 3 to this report. Properties that contribute to the cultural heritage value of the district are heritage properties. Non-heritage properties may not have cultural heritage value but are geographically within the HCD. More terms and definitions are found in Section 1.6.

Part B - Implementation of the HCD

Implementation of the HCD and the management of change within the district are typically achieved through the review and approval of heritage permit applications. However, successful implementation also relies on other initiatives and planning policies to support or provide a framework for conservation efforts.

Part B provides recommendations for implementation including considerations for matters such as Official Plan policy, Zoning By-law regulations, property standards, and financial incentives. The recommendations for implementation include:

- Setting a maximum building height for the HCD;
- Developing a process for the review for site plan approval applications and heritage permit applications to ensure that there is no duplication;
- Monitoring property standards issues related to properties designated under the Heritage Act and implementing an enhanced property standards by-law if required;
- Regulating the removal and cutting of trees larger than 20cm in diameter (at 1.4m above the ground) through the heritage permit process;
- Establishing a grants program for the HCD with a program schedule, levels of funding and eligibility criteria;
- Preparing a heritage permit application form for use by the City for Parts IV and V of the Heritage Act and that no fee be charged for processing heritage permit applications;
- Enacting a delegation by-law to delegate approval authority for the granting of permits for the alteration of property within the HCD to an employee or official of the City;

STAFF REPORT

- Confirming that the Municipal Heritage Committee (Heritage Guelph) is the primary heritage advisor to Council in providing comments on recommendations on matters relating to the management of the HCD and to the consideration of heritage permit applications (except where authority delegated to staff);
- Considering implementation of a streetscape management plan for Gordon Street.

Implementation items such as the heritage permit process and regulations and guidance for protection of trees would be included in the designation by-law. The other recommendations would be considered by staff for inclusion in the Planning Services and Heritage Guelph work plans for further study and future recommendations to Council.

Next Steps in the Heritage District Designation Process

Before Council can pass a by-law to designate an HCD area or to adopt an HCD Plan, a statutory public meeting must be held to give opportunity for persons who may wish to raise objection or make oral representations or written submissions regarding the HCD Plan. The 9 June 2014 meeting of Council functions as the statutory meeting required under Section 41.1 of Part V of the Ontario Heritage Act. Public notice of the statutory meeting to discuss the proposed heritage conservation district plan must be given at least 20 days before the date of the meeting. Planning staff advertised the statutory meeting in the Citynews section of the Guelph Tribune on Thursday, May 15. The Draft HCD Plan and Guideline was made available to the public on the City's website on the same day - Thursday, May 15. Notice of the June 9 Council meeting has also been mailed to property owners within the proposed district and those within 120 metres of the HCD boundary. The proposed heritage conservation district plan has been made available for viewing during regular office hours and on the City website.

Following the statutory meeting on June 9, commentary and feedback on the draft is welcomed from Council, the public and the commenting groups that have been assisting the HCD designation process. These groups are the HCD Community Working Group, Heritage Guelph, the River Systems Advisory Committee as well as staff members participating in the HCD Technical Steering Committee. A Public Open House will be held by Planning staff at City Hall in late June as an opportunity for further public discussion or commentary on the draft HCD Plan and Guidelines.

Resulting comments and feedback will be considered and may influence revisions to the plan's content before the final HCD Plan and Guideline is brought back to Council during the third quarter of 2014 for consideration.

CORPORATE STRATEGIC PLAN:

Strategic Direction 3.1: Ensure a well designed, safe, inclusive, appealing and sustainable City.

STAFF REPORT

FINANCIAL IMPLICATIONS:

- The project is funded through Planning Services approved Capital Budget.
- The HCD Plan and Guidelines contains a number of implementation recommendations that will be considered and evaluated by staff. Where appropriate, recommendations may be considered for approval along with the approval of the HCD (e.g., heritage permit process) and others will be brought forward to Council for future decisions (e.g., financial incentives).
- The implementation of a new heritage permit system will be reviewed. Staff's preliminary assessment concludes that the system can likely be accomplished with existing staff resources. The final HCD report to Council will include an analysis of the permit process including any cost implications and recommendations for Council's consideration.
- Heritage Incentives are included in the consultant's recommendations. The review of financial mechanisms to support the maintenance and restoration of heritage properties was directed by Council through a resolution dated 24 Sept 2012. While this review was included in the HCD Plan and Guidelines, the recommendation is intended to be considered on a city-wide basis for individually designated properties and the HCD. Planning staff and Heritage Guelph will review and assess best practices from other municipalities and provide a report for Council's consideration separate from the HCD process.

September 24, 2012 Council Resolution:

1. THAT the Planning, Building, Engineering and Environment report 12-58, regarding the Heritage Planning: Annual Activity Report and Four Year Work Plan Update, dated September 17, 2012, be received;
 2. AND THAT Heritage Guelph be requested to report to Council on financial mechanisms utilized in other communities best practices to support the maintenance and restoration of heritage properties;
 3. AND THAT staff be directed to conduct an orientation session for Council in consultation with Heritage Guelph.
- Part B of the HCD Plan also contains a number of additional potential complementary implementation initiatives, such as the preparation of a Streetscape Management Plan (Section 13.0), which if pursued, could have financial implications. These have been identified by the consultant as potentially complementing the HCD but they are not necessary to implement the HCD Plan and Guidelines. The value and relative priority of such initiatives will be evaluated by Planning staff through the Planning Services work plan for future study and Council consideration.

DEPARTMENTAL CONSULTATION:

The following Service Areas/Departments were involved in the internal review of the preliminary review of the Draft HCD Plan and Guidelines:

Planning Services

Building Services

Engineering Services

Community and Social Services (Community Engagement, Parks and Recreation)

Corporate and Human Resources (Legal Services).

STAFF REPORT

COMMUNICATIONS:

The heritage conservation district designation process (both the study and plan stages) have involved an extensive amount of public engagement and communications as described in the background section of this report. Phase 1 of the Brooklyn and College Hill HCD process involved one Open House, one HCD Newsletter with an informal questionnaire, two Public Meetings and two Council meetings. To date, Phase 2 of the HCD process has had two Council meetings and a Community Focus Workshop described in the Phase 2 Newsletter. Both the HCD Technical Advisory Committee and the HCD Community Working Group have met twice during Phase 1 and once in Phase 2.

Notices of meetings have been published in the City News section of the Guelph Tribune and related information has been made available to the public through the HCD project webpage on the city website. The Senior Heritage Planner has been available throughout to discuss with staff and the public, to answer questions and provide guidance regarding the proposed heritage conservation district, its recommended policies and guidelines. Discussion of key issues regarding the proposed district has occurred with the HCD Community Working Group, comprised of members from the public from within the HCD and representatives from Heritage Guelph and the River Systems Advisory Committee.

ATTACHMENTS

- | | |
|--------------|--|
| Attachment 1 | Link to HCD Plan and Guidelines document on City website
http://guelph.ca/wp-content/uploads/HCD_Plans_Guidelines_Draft.pdf |
| Attachment 2 | HCD Boundary and adjacent properties |
| Attachment 3 | Heritage and non-heritage properties within the HCD boundary |
| Attachment 4 | Link to:
Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act (a booklet from the Ontario Heritage Tool Kit)
http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HCD_English.pdf |
| Attachment 5 | Link to:
Ministry of Tourism, Culture and Sport - webpage on heritage conservation districts
http://www.mtc.gov.on.ca/en/heritage/heritage_conserving_districts.shtml |
| Attachment 6 | Link to: "Heritage Districts Work!" (Architectural Conservancy of Ontario with the Heritage Resources Centre, University of Waterloo, May 2009)
http://uwaterloo.ca/heritage-resources-centre/sites/ca.heritage-resources-centre/files/uploads/files/HCDStudySUMMARYREPORT.pdf |
| Attachment 7 | Brooklyn and College Hill Heritage Conservation District - FAQs |

STAFF REPORT

**Report Author**

Stephen Robinson
Senior Heritage Planner

Approved By

Melissa Aldunate
Manager, Policy Planning & Urban Design

Original Signed by:

Approved By

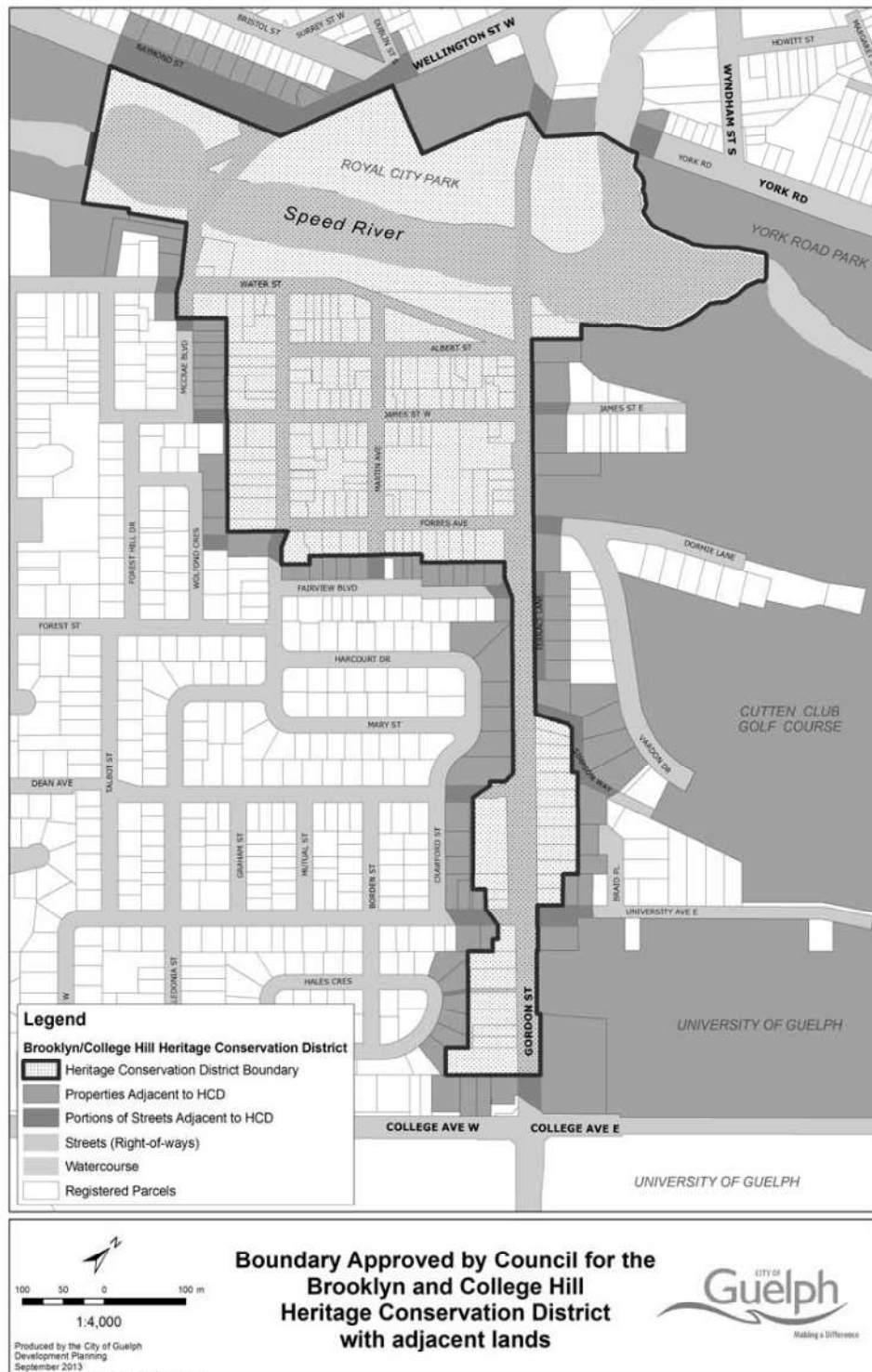
Todd Salter
General Manager
Planning Services
519.822.1260, ext. 2395
todd.salter@guelph.ca

Original Signed by:

Recommended By

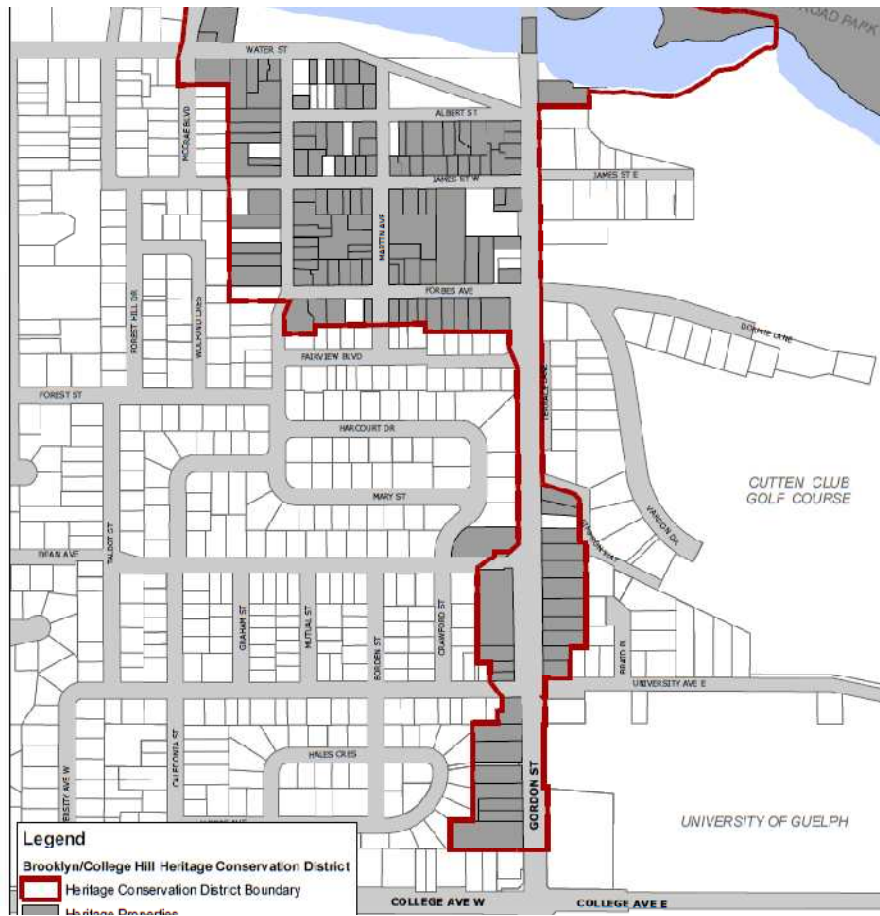
Janet L. Laird, Ph.D.
Executive Director
Planning, Building, Engineering
and Environment
519.822.1260, ext. 2237
janet.laird@guelph.ca

Attachment 2- HCD Boundary and adjacent properties



STAFF REPORT

Attachment 3 – Heritage and non-heritage properties within the HCD boundary



BROOKLYN AND COLLEGE HILL HERITAGE CONSERVATION DISTRICT

FREQUENTLY ASKED QUESTIONS:

1: There are many areas in Guelph that would qualify for study as a Heritage District. Why was Brooklyn and College Hill chosen as the place to start?

One of the recommendations of the Community Improvement Plan prepared for the Old University and Centennial neighbourhoods in 2006 was that the Brooklyn and College Hill area should be considered as a future Heritage Conservation District (HCD). At the time, there were many development pressures on this area, and residents proposed that an HCD would be a good vehicle to recognize the history of this early part of Guelph, as well as a means of addressing the development pressures. Because of this community initiative and support, the area was chosen as the first HCD to be studied.

2: What is an HCD?

An HCD is normally defined as being a group of properties that are linked through the historical development of a municipality or with people or events that are of historical importance. These areas can vary in size and scale. They might contain residential, commercial, institutional and landscape elements. In order to meet these criteria, a study is usually conducted to determine whether an area would qualify as a HCD.

3: What is the HCD Study recommending?

The Brooklyn and College Hill HCD Study report recommended a proposed HCD boundary. We are now in phase two of the HCD process – the creation of the draft HCD Plan and Guidelines.

The draft [HCD Plan](#) and Guidelines is now released for public comment. The Plan outlines the reasons why the district is of importance, and recommends policies and guidelines to help guide future developments and initiatives for the area which would be in keeping with the cultural heritage values of the area.

4: Why an HCD?

There are over 4,000 properties in Guelph that have been identified as having some level of cultural heritage value. Only 96 of the most significant properties have, to date, been individually designated under Part IV of the Ontario Heritage Act (OHA). Wherever there are clusters of identified properties in parts of a municipality, it is more effective to employ Part V of the OHA to designate the area as a Heritage District. While it is still possible to designate individual properties within a District, Part V designation allows many properties to be recognized, and it also has the advantage of providing for a plan and guidelines to be adopted to guide future changes and development in the district.

5: What is the benefit of an HCD?

The immediate benefit of HCD designation is a planning process that helps to guide development in a way that respects a community's history and identity. Designation allows a community to recognize and celebrate what it values within an area that contributes to its sense of place.

District designation enables Council to manage and guide future change in the area, through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area's special character.

6: Are there other Heritage Conservation Districts in Ontario?

Across Ontario, over the last 40 years, more than 100 HCD's have been established in approximately 50 municipalities. These vary quite considerably in their nature and size. Examples would include downtown areas (Galt, Peterborough, Collingwood), historical squares (Goderich and Kingston), historical villages, either stand-alone or within larger cities (Ottawa and Kingston), distinct neighbourhoods (Cabbagetown, Toronto, Village of Rockliffe Park, Ottawa, St Mary's District in Kitchener), mixed neighbourhoods (Waverly Park in Thunder Bay), and even such areas as the pioneer oil fields in Petrolia.

7: What impact will an HCD have on the value of my property and municipal taxes?

Studies conducted recently by the University of Waterloo and others have shown that HCD's have minimal impact on property values. HCD's generally bring stability to an area, which in turn is reflected in stable house values.

Since property taxes are tied to property values and municipal budgets, any increase or decrease will be primarily be driven by these factors, and not by the establishment of an HCD.

8: My house is not an old house. Why is it included with the other properties in the heritage conservation district?

Nearly all HCD's which cover medium to large areas have a variety of building types and ages, with a wide mix of materials and styles. Inevitably, some buildings, particularly newer ones, might not be viewed as "heritage".

The solution to address the mix of properties is to craft policies and guidelines that vary depending on the nature of the property. Clearly, for buildings which have been identified as having high heritage significance, the policies and criteria will be more precise to ensure that destructive changes do not occur (as is the case for individually designated properties), but for more recent buildings, the policies will likely allow a greater range of alterations.

**9: How will the HCD Plan and Guidelines impact properties within the district?
Will I be able to make changes to my property, such as renovations or additions?**

A property within an HCD will be subject to the policies and guidelines set out in the HCD Plan. These policies will act as guidelines for ensuring that future change within a district will be in keeping with the district's heritage character. Demolitions, new construction, alterations and other changes to property will continue to be allowed subject to other regulations which pertain to virtually every property in Guelph such as zoning and property standards by-laws, and the Ontario Building Code.

The policies will most likely focus on protecting and enhancing the streetscape – the presence of the property as viewed from the street. The parts of properties which are not visible from the street will likely not be of concern.

As is the case in other municipalities, a permit system will be established to allow the City authorities to evaluate the proposed changes. Experience in other municipalities has shown that the processing of applications for such things as additions or alterations does not add extra cost or processing time, and the public has been pleased with the guidance and advice they have received. The policies will most likely provide that minor alterations and upgrades, such as roof replacements, repairs to masonry, etc. will be exempt from the need to obtain a permit.

10: Will I be required to bring my house up to heritage standards?

Contrary to a common misunderstanding, HCD's do not require property owners to restore their properties to "heritage standards".

11: Will the City be subject to the HCD policies?

Yes, the City will be required to follow the policies contained in the Plan. Should the City undertake improvements to the public realm, such as street maintenance, tree maintenance, or park landscaping, it will need to follow the HCD Plan and Guidelines. It is quite likely that the Plan will recommend actions that the City can take to improve the district.

12: Will there be any financial incentives for property owners within the HCD?

When a heritage district is in place, Provincial legislation allows municipalities to establish financial incentives to encourage and support property owners in achieving the objectives of the district plan. Such incentives might come in the form of property tax relief, loans and/or grants. The consultants have been asked to make recommendations on this, and it will be up to City Council to decide what to do.

CONSENT AGENDA

June 9, 2014

Her Worship the Mayor
and
Members of Guelph City Council.

SUMMARY OF REPORTS:

The following resolutions have been prepared to facilitate Council's consideration of the various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Consent Agenda will be approved in one resolution.

A REPORTS FROM ADMINISTRATIVE STAFF

REPORT	DIRECTION
<p>CON-2014.33 STONE ROAD EAST RECONSTRUCTION (BETWEEN VICTORIA ROAD SOUTH AND VILLAGE GREEN DRIVE) - CONTRACT NO. 2-1403</p> <p>1. That the tender of Cox Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract No. 2-1403 for Stone Road East Reconstruction between Victoria Road South and Village Green Drive for a total tendered price of \$2,348,276,47 with actual payment to be made in accordance with the terms of the contract.</p>	Approve
<p>CON-2014.34 TERRA VIEW, 72 YORK ROAD PROPERTY DC REDEVELOPMENT REDUCTION LETTER</p> <p>1. That Report FIN-14-27 "Terra View, 72 York Road Property DC Redevelopment Reduction Letter be received.</p> <p>2. That Council uphold the 48 month redevelopment reduction timeframe identified in Section 3.8 of the 2014 DC By-law and deny an extension to the time limit for the DC redevelopment reduction for the property located at 72 York Road.</p>	Approve

CON-2014.35

**PROPOSED DEMOLITION OF 41 IRVING CRESCENT,
WARD 6**

Approve

1. That Report 14-39 regarding the proposed demolition of a detached dwelling at 41 Irving Crescent, legally described as Lot 40, Registered Plan 61M-80, City of Guelph, from Planning, Building, Engineering and Environment dated June 9, 2014 be received.
2. That the proposed demolition of the detached dwelling at 41 Irving Crescent be approved.
3. That the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees on the property or on adjacent properties which can be preserved prior to commencement of demolition and maintain fencing during demolition and construction of the new dwelling.

attach.

STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE June 9, 2014

SUBJECT Stone Road East Reconstruction (between Victoria Road South and Village Green Drive) - Contract No. 2-1403

REPORT NUMBER

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To award the tender for Contract No. 2-1403 Stone Road East Reconstruction between Victoria Road South and Village Green Drive.

KEY FINDINGS

- The detailed design for the widening and reconstruction of Stone Road East between Victoria Road South and Village Green Drive has been completed.
- Work on the paved roadway to construct a four lane road with bicycle lanes is expected to commence in June 2014 and be completed by October 2014.
- Work outside of the paved roadway to construct sidewalks, boulevards, restorations and landscaping plus work by Guelph Hydro to upgrade their infrastructure is expected to carry over into 2015.
- During construction, it is expected that a short term closure (approximately two weeks) will occur near the start of the project to construct stormwater outlet infrastructure.
- Following this activity, it is expected that two-way traffic will be maintained throughout the construction period.

FINANCIAL IMPLICATIONS

Funding for this project is from approved Capital budgets as detailed in the attached Budget and Financial Schedule.

ACTION REQUIRED

Council to approve the award of the tender for Contract No. 2-1403 - Stone Road East Reconstruction between Victoria Road South and Village Green Drive.

STAFF REPORT

RECOMMENDATION

1. That the tender of Cox Construction Limited be accepted and that the Mayor and Clerk be authorized to sign the agreement for Contract No. 2-1403 for Stone Road East Reconstruction between Victoria Road South and Village Green Drive for a total tendered price of \$2,348,276,47 with actual payment to be made in accordance with the terms of the contract.

BACKGROUND

Based on an updated transportation assessment for the Class Environmental Assessment (EA) for improvements to Stone Road, between Gordon Street and Watson Road, on April 28, 2014 Council authorized staff to proceed with the widening and reconstruction of Stone Road from Victoria Road to Gordon Street.

Proposed construction in 2014 consists of work between Victoria Road and Village Green Drive. The work on the paved roadway to construct a four lane road with bicycle lanes is expected to commence in June 2014 (subject to receipt of necessary approvals) and be completed by October 2014. Work outside of the paved roadway to construct sidewalks, boulevards, restorations and landscaping plus work by Guelph Hydro to upgrade their infrastructure is expected to carry over into 2015. During construction, it is expected that a short term closure (approximately two weeks) will occur at the onset of the project in order to construct stormwater outlet infrastructure. Following this activity, it is expected that two-way traffic will be maintained throughout the construction period.

This project was tendered on Monday, May 5, 2014 as Contract No. 2-1403.

REPORT

Tenders for the above mentioned project were received on Wednesday, May 21, 2014 as follows (prices include 13% HST):

1) Cox Construction Limited	Guelph	\$2,348,276.47
2) Capital Paving Inc.	Guelph	\$2,393,019.09
3) Regional Sewer and Watermain Ltd.	Cambridge	\$2,469,648.90
4) Steed and Evans Limited	St. Clements	\$2,560,859.22
5) Network Sewer & Watermain Ltd.	Cambridge	\$2,596,217.22
6) Drexler Construction Limited	Rockwood\$	\$2,728,995.20

The tenders were checked for legal and arithmetic accuracy. All tenders were found to be arithmetically correct and in conformance with the tendering requirements.

Cox Construction Limited has successfully completed previous reconstruction contracts for the City. It is therefore recommended that the contract be awarded to this firm.

STAFF REPORT



CORPORATE STRATEGIC PLAN

3.1 Ensure a well-designed, safe, inclusive, appealing and sustainable City.

FINANCIAL IMPLICATIONS

Funding for this contract is from approved capital budgets and developer contributions.

DEPARTMENTAL CONSULTATION

Throughout the design process, Engineering Services engaged in consultation with several City departments including Public Works, Transit Services, and City staff on our circulation list. Their feedback and recommendations are reflected in the final design.

COMMUNICATIONS

A Construction Open House was held at The Arboretum on May 14, 2014 to communicate project details, proposed reconstruction staging and to obtain input from the public and businesses regarding the construction process. In addition, notice of the reconstruction will be forwarded to the residents and businesses in the project area prior to the start of construction and will be published in the City Page of the Guelph Tribune and on guelph.ca.

ATTACHMENTS

Attachment "A" – Map
Attachment "B" - Budget and Financial Schedule

Report Author

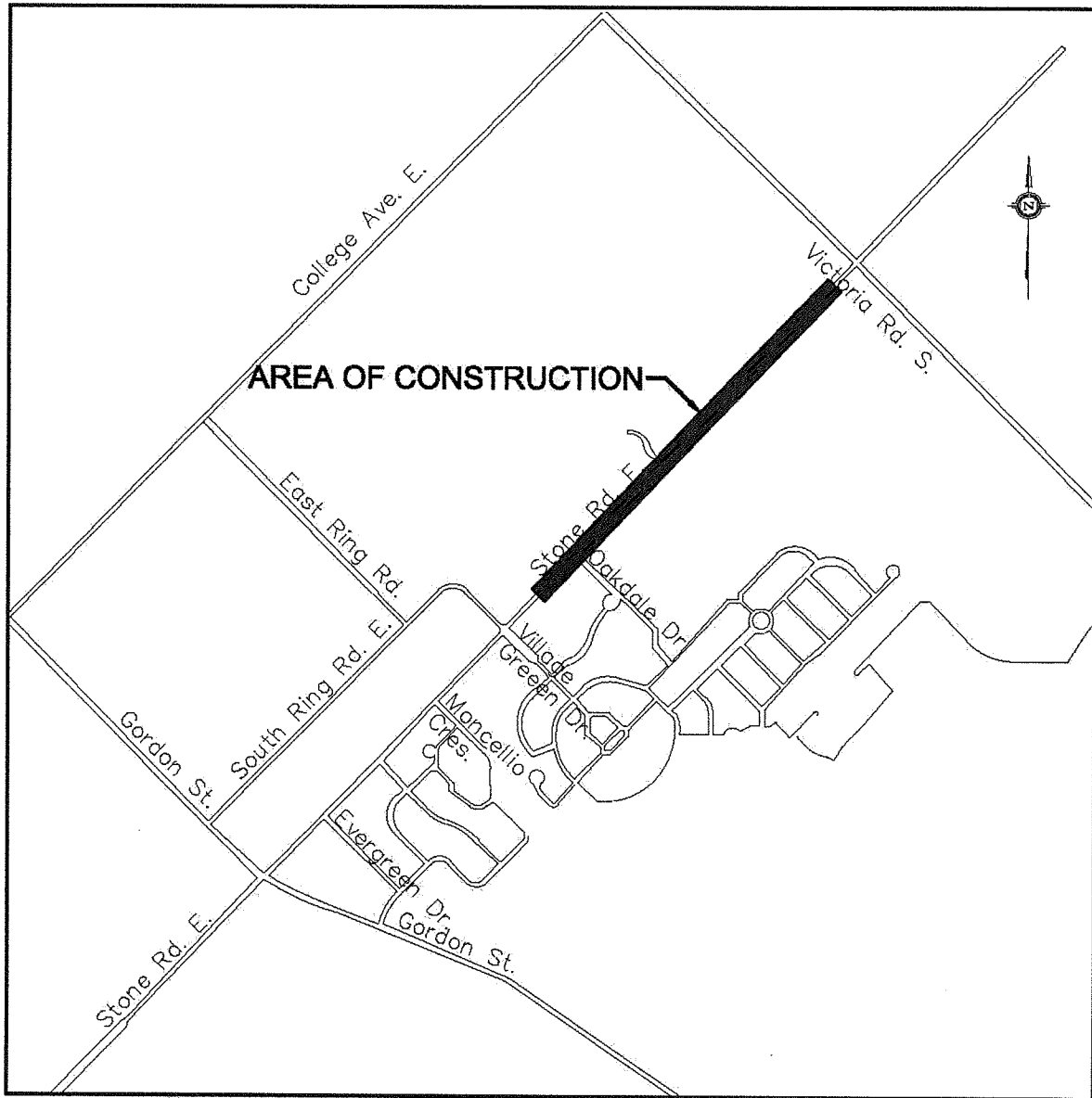
Brad Hamilton, P.Eng.
Project Engineer

Approved By
Kealy Dedman, P.Eng.
General Manager/City Engineer
Engineering Services
519-822-1260, ext. 2248
kealy.dedman@guelph.ca

Recommended By
Janet L. Laird, Ph.D.
Executive Director
Planning, Building, Engineering
and Environment
519-822-1260, ext. 2237
janet.laird@guelph.ca

ATTACHMENT "A"

Stone Road East Reconstruction (between Victoria Road South and Village Green Drive) Contract No. 2-1403



ATTACHMENT "B"

Budget and Financing Schedule

JDE Project number: RD0271_RD0078
 Project name: Stone Rd East Reconstruction (Victoria Road South and Village Green Drive)
 Contract # 2-1403
 Prepared by: Ron Maeresera
 Date: June 9, 2014

	Total Cost	External Financing			Internal Financing		
		Developer Contributions	Dev't Charges	Gas Tax	Current Revenues	City Reserves	Debt
A. Budget Approval & Additional Funding							
RD0271 Stone Evergreen to Victoria	2,900,000	0	2,030,000	0	0	870,000	0
RD0078 Victoria-Stone-Arkell	7,250,000	0	4,629,900		0	2,620,100	0
Budget Approval	10,150,000	0	6,659,900	0	0	3,490,100	0
B. Budget Requirement							
Tender Price: Cox Construction Limited (including HST)	2,348,276						
Less: HST	270,156						
Add: HST Payable (calculated at 1.76%)	36,575						
City Share	<u>2,114,696</u>	0	1,387,553	0	0	727,143	0
plus: Expenditures to Date - All Projects	5,965,180	0	3,914,040	0	0	2,051,141	0
plus: Committed Work on Existing POs & Contracts - All Projects	1,246,513	0	817,896	0	0	428,616	0
plus: Contingency-All Projects	124,687	0	81,813	0	0	42,874	0
plus: Other Work (Operations) - All Projects	0	0	0	0	0	0	0
plus: Future Work (Engineering) - All Projects	311,718	0	204,533	0	0	107,185	0
plus: Other Work (Waterworks) - All Projects	0	0	0	0	0	0	0
plus: Utilities Work (External)	290,000	0	190,283	0	0	99,717	0
plus: Other Work (External)	25,000	0	16,404	0	0	8,596	0
plus: HST on External Work @ 1.76%	5,544	0	3,638	0	0	1,906	0
plus: Future Work	66,662	0	43,740	0	0	22,922	0
TOTAL BUDGET REQUIREMENT	10,150,000	0	6,659,900	0	0	3,490,100	0
C. Surplus / (Deficit)	0	0	0	0	0	0	0
D. Revised project budget	10,150,000	0	6,659,900	0	0	3,490,100	0

STAFF REPORT



TO City Council

SERVICE AREA Finance & Enterprise

DATE June 9, 2014

SUBJECT Terra View, 72 York Road Property, DC Redevelopment Reduction Letter

REPORT NUMBER FIN-14-27

EXECUTIVE SUMMARY

PURPOSE OF REPORT

The City has received a letter from Terra View Homes dated March 25, 2014 that requests an extension to the 48 month development charge (DC) redevelopment reduction for the 72 York Road redevelopment site. In response to the letter, City staff have prepared this report to:

- inform Council about the City's history with this project;
- present the available options and the corresponding implications of each option so that Council can make an informed decision; and
- provide staff's recommendation regarding the available options.

KEY FINDINGS

- Terra View is requesting an extension to the 48 month DC redevelopment reduction deadline that was missed in July 2011. The reduction is valued at the current development charge rate of a single detached dwelling unit (\$27,232). The timeframe for eligibility to receive a redevelopment reduction is identified within the City's DC By-law.
- Terra View has been awarded a total of \$579K in financial support from the City for the 72 York Road project through the Tax Increment Based Grant (TIBG) and Tax Assistance.
- Staff do not recommend providing Terra View with a reduction in the DC's owing for this property as there will be a direct impact on the tax and rate supported financial resources and would set a precedent with respect to how redevelopment reductions are applied to other developers in the future.

FINANCIAL IMPLICATIONS

Awarding the redevelopment reduction would result in an unplanned shortfall in

STAFF REPORT

development charge revenue totalling \$27,232 (based on today's DC rate for a single detached dwelling) that would need to be offset with tax and rate supported reserve funds.

ACTION REQUIRED

Council is being asked to consider an extension of the 48 month redevelopment reduction for the property located at 72 York Road. The redevelopment reduction is currently valued at \$27,232.

RECOMMENDATION

1. That report FIN-14-27 "Terra View, 72 York Road Property, DC Redevelopment Reduction Letter" be received
2. That Council uphold the 48 month redevelopment reduction timeframe identified in section 3.8 of the 2014 DC By-law and deny an extension to the time limit for the DC redevelopment reduction for the property located at 72 York Road.

BACKGROUND

History with the Terra View property at 72 York Road

Terra View purchased the property at 72 York Road in September 2004 and received approval in 2006 to develop 22 townhouses, 1 semi-detached and 2 single detached units. In April 2007, a demolition permit for one single detached dwelling was issued for this property and the deadline for the DC redevelopment reduction was set for July 2011. On November 27, 2013, Terra View received Site Plan Approval and on May 1, 2014, building permits for 4 of the 22 multi-unit residential buildings were issued and development charges on those four units were paid.

Discussions between the City and Terra View regarding the 72 York road property began in June 2008 and included requests for redevelopment credits, DC exemptions, cost sharing rebates, environmental study grants and brownfield tax increment grants. Terra View argued that the project would be cost prohibitive without significant assistance from the City. The City decided that the best financial tools to support this project were the TIBG program and Tax Assistance as outlined in section 365.1 of the Municipal Act. Throughout the discussions with Terra View, staff have communicated an unwillingness contravene the DC By-law by exempting DC's or extending the redevelopment reduction period.

Table A summarizes the timeline of correspondence between the City and Terra View for the 72 York Road property.

STAFF REPORT

Table A: Summary of City-Terra View Correspondence

Correspondence	Date
<p>Terra View sent a letter to the City requesting financial assistance to develop the 72 York Road Brownfield Site including:</p> <ol style="list-style-type: none"> 1. Tax Increment Based Grant of \$400K 2. Tax Assistance (as permitted by section 365.1 of the Municipal Act) 3. Municipal funding/credit for work done that improved the watershed/storm water infrastructure 4. Environmental Assessment cost recovery 5. Waive municipal development charges 	<p>June 3, 2008</p>
<p>The City sent correspondence to Terra View explaining the following:</p> <ul style="list-style-type: none"> • the environmental study grant and the CIP/TIBG program does not apply retroactively, and therefore, the \$20K EA and the \$400K TIBG costs identified in the June 2008 letter are not eligible, however any environmental study or brownfield remediation costs planned in 2009 will be TIBG eligible (\$20K and \$138K respectively). <p>The letter also addressed the request to waive DC's and stated that the DC By-law did not permit exemptions for brownfield projects and staff were not willing to support a request to exempt or defer DC's.</p>	<p>July 9, 2009</p>
<p>An application for a Brownfield TIBG with eligible costs totaling \$138,000 was submitted to the City on May 20, 2009 and approved by Council July 27, 2009.</p>	<p>July 27, 2009</p>
<p>As prescribed by section 365.1 of the Municipal Act, Terra View applied for Tax Assistance through, "Cancellation of Taxes, Rehabilitation and Development Period" on May 20, 2009. A By-law to cancel municipal and education property taxes for a three year period was passed by Council on April 4, 2011</p>	<p>April 4, 2011</p>
<p>Terra View sent an email to the City requesting an extension of the 48 month redevelopment reduction based on the delay caused by the "the lengthy and ongoing process with the City over the CIP and it's extension to these lands"(referenced from September correspondence from Terra View). City staff responded with an email that explained that the DC By-law did not allow for extensions to the 48 month period.</p>	<p>September 20, 2012</p>
<p>Staff from Downtown Renewal and Planning met with Terra View to explain the significance of the 48 month redevelopment reduction clause in the By-law. Staff commented that if Terra View had reached out to the City prior to the 48 month deadline (instead of 12 months after</p>	<p>October 17, 2012</p>

STAFF REPORT

the deadline), an early payment agreement could have been reviewed.	
Council approved a new Brownfield Redevelopment CIP that includes a site specific policy that permits a retroactive TIBG application for the property.	November 5, 2012
Terra View submitted a retroactive TIBG application for costs incurred in 2007 totalling \$411K in July of 2013 and Council agreed to award the request (PBEE 13-35) on October 28, 2013	July 11, 2013
The City underwent a DC background study and By-law update that involved consultation with the Development Community. The update process would have been an appropriate time to raise concerns about the 48 month limit mandated by the By-law. There were no delegations to Council at the Public Consultation meetings held November 18, 2013 and January 27, 2014 about the redevelopment reduction deadline.	August 2013- January 2014
Terra View sent a letter to Council requesting an extension of the redevelopment reduction timeline (Appendix 1)	March 2014

Redevelopment Reduction

The purpose of the redevelopment reduction is to account for the City resources consumed by an existing property. If a development involves the demolition and replacement of a building on the same site, the developer shall be allowed a reduction in DC's equivalent to the number of dwelling units/or non-residential gross floor area in place at the time of demolition. Currently, the time limit for a redevelopment reduction is **48 months** which is consistent with most municipalities because it:

- adequately reflects the time it takes for the excess services capacity of the demolished property to be absorbed by current growth, and
- Represents the time between updates of the Development Charge background study during which time, growth projections, capacity and required capital works are reviewed and updated.

Financial Assistance Provided by the City of Guelph

Table B provides a summary of the financial assistance that has been provided to Terra View for this infill site / brownfield development that, as of today, totals \$579K.

Table B: Total Financial Assistance Approved to Date (72 York Road)

Financial Assistance	Amount
Tax Assistance (3 years)	\$30,000
Total TIBG (2 applications)*	\$549,000
Total	\$579,000

*Awarded but not yet paid.

STAFF REPORT



REPORT

Over the past 8 years, the City has consistently communicated to Terra View that DC exemptions and extensions to the redevelopment reduction were not viable options because they contravened the DC By-law. However, on March 25, 2014, Terra View sent a letter to Council requesting that special consideration be given to their project.

In response to the letter and the request to delegate to Council, staff have identified three options for Council's consideration:

1. Direct staff to enter into an agreement with Terra View to extend the redevelopment reduction time frame which would effectively reduce the development charges owing by the amount of one single detached dwelling unit (currently valued at \$27,232)
2. Amend the By-law to accommodate a new Redevelopment Reduction timeframe
3. Maintain the 48 month timeline as prescribed in the 2014 DC By-law and refuse to grant the redevelopment reduction

Option #1: Agreement with Terra View (Not Recommended)

A formal agreement would permit the City to reduce Terra View's development charges without impacting the newly approved 2014 DC By-law. This would only be appropriate if it is determined that the City was responsible for an error or delay that could not have been mitigated by the owner acting with reasonable diligence, and which resulted in the owner running out of time to apply for building permits and pay development charges during the time frame eligible for the redevelopment reduction. The onus is on the owner to take all possible steps within its power in a timely manner.

In this case, Terra View did not make an application for building permits during the eligible period. City staff are of the opinion that Terra View could have applied for building permits during that time, but did not do so. The City's timing in amending the Brownfield CIP to allow for retroactivity for this property did not preclude Terra View from choosing to move ahead with building permit applications.

Staff do not recommend entering into an agreement on this basis.

Option #2: Amend the DC By-law (Not Recommended)

Reopening the DC By-law will allow Council to set a new redevelopment reduction timeframe that accommodates the Terra View property and other properties in similar circumstances.

However, re-opening the By-law (that was approved in January 2014) is very time consuming for both staff and external stakeholders, it would require a background study and public consultation. An amendment would also be subject to a 40 day appeal period. Any amendments to the By-law would be expensive to City.

STAFF REPORT

An amendment to the DC By-law that extended the redevelopment reduction timeline would result in reduced development charge revenues. The resulting shortfall would be recovered from tax and rate supported resources.

Staff do not recommend amending the recently approved DC By-law.

Option #3: Maintain a 48 month redevelopment reduction deadline (RECOMMENDED)

The 48 month redevelopment timeframe was incorporated into the existing By-law that came into effect March 2, 2014. All corresponding capital requirements and revenue projections were developed taking this timeframe into consideration. Enforcing the newly approved DC By-law would ensure that the City collects the appropriate funds required to pay for the capital projects identified as being required to meet growth targets. It also protects the City from the risks associated with making special exceptions.

If Terra View decides not to develop 72 York because the City refused to make an exception to the DC By-law, DC collections, assessment growth and future property tax revenues will be lower than anticipated. However, the \$549K awarded but not yet paid as part of the City's Brownfield TIBG program would become uncommitted and those funds could be awarded to other Brownfield redevelopment projects.

Staff recommend upholding the 48 month redevelopment reduction timeframe identified in the 2014 DC By-law.

Staff Recommendation

Finance, Legal, Clerks and Planning have reviewed the City's options for dealing with Terra View's letter and have collectively come to the conclusion that Council should enforce the By-law and maintain the 48 month deadline.

The factors supporting this decision are:

- The 48 month parameter represents the amount of time it takes for excess capacity created by the loss of an existing dwelling/non-residential space to be absorbed by incremental growth. Awarding an extension at this late stage, would result in a financial loss to the City because new capacity will needed to be accommodate the redevelopment.
 - The Brownfield TIBG program was intended to be the City's tool for incentivizing brownfield and infill redevelopment projects. Development charges are to be collected in full so the City can adequately plan for and fund the growth related capital projects identified in the DC Background Study that are required to accommodate growth.
 - Terra View has been told on several occasions over the past 8 years that DC exemptions and/or extensions of the redevelopment reduction were not appropriate incentives for infill/brownfield development
-

STAFF REPORT



- Terra View did not raise these concerns about the deadline at any of the recent DC background study and DC By-law update Developer Consultation meetings
- Terra View has been awarded \$549K in brownfield redevelopment incentives and \$30K in Tax Assistance
- The City has already made an exception to the rules for Terra View so they could claim an additional \$411K in remediation expenses that were otherwise deemed ineligible because they were incurred prior to the initial application.

CORPORATE STRATEGIC PLAN

2.2 Deliver Public Service better

3.2 Be economically viable, resilient, diverse and attractive for business

DEPARTMENTAL CONSULTATION

Clerks Department
Legal Services
Downtown Renewal
Building Services
Finance
Planning

FINANCIAL IMPLICATIONS

The immediate financial impact would be the lost DC revenue amounting to \$27,232 that would be recovered from tax supported sources.

COMMUNICATIONS

None

ATTACHMENTS

Attachment #1: Letter from Terra View regarding 72 York Road Property dated March 25, 2014

Christel Gregson
Report Author

Original Signed by:

Original Signed by:

Approved By

Sarah Purton
Manager of Financial Planning
(519)822-1260 Ext. 2325
sarah.purton@guelph.ca

Recommended By

Al Horsman
Executive Director of Finance
(519)822-1260 Ext. 5606
al.horsman@guelph.ca

D.P. HPC 3, 2014

ATTACHMENT #1



CITY CLERK'S OFFICE

March 25, 2014

Attention Madame Mayor and Council

Re: 72 York Road Development Charge Credit

I am writing this letter to appeal for consideration of the development charge credit which we were entitled to for 72 York Road for which the 2 year reconstruction window has expired. I feel that given the history of this brown field site an exemption to the time restriction is warranted.

Terra View Homes purchased the lands at the corner of York Road and Wyndham Street in 2007 with the hopes of developing an infill site within the core lands of the City within a couple of years of this acquisition. In March of 2007 we were granted a demolition permit for the abandoned home at 72 York Road and quickly removed the home as it was well known to the community and Guelph police as a hang out for drug addicts and other undesirable activity.

It was soon after this demolition that the presence of previously unknown contaminants on these lands were discovered and we immediately began dialogue with the City and Environmental engineers about how best to restore this now "Brownfield" site for development. The contaminant was determined to be foundry sand placed on this vacant property by Imico in the mid 20th century and although not a serious pollutant its removal was required for us to construct residential housing on this site.

Although the cleanup of this site was completed within a year of the discovery of the foundry sand the time taken for the City to develop the TIGB tax incremental financing and to modify the bylaw to include this site in this funding has resulted in a significant delay in our construction on this site with the final TIBG agreement being implemented in December of 2013.

Through the months of December, January and February we have installed the underground services and are now in a position to start our development this summer.

As you can see we had every intention of quickly building on this site when we removed the "hazard building" which existed at 72 York Road but have encountered unforeseen delays which were beyond our control and as such feel that an extension to the time limit on the DC exemption following demolition is worthy of your consideration.

Thank you

David Brix
President, Terra View Homes

Terra View Custom Homes Ltd.
45 Speedvale Ave East, Unit #5, Guelph, Ontario N1H 1J2 Tel (519)763-8580 Fax (519)763-7296
Website: www.terra-view.com

STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE June 9, 2014

**SUBJECT Proposed Demolition of 41 Irving Crescent
Ward 6**

REPORT NUMBER 14-39

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide background and a staff recommendation related to a request for demolition approval of a detached dwelling.

KEY FINDINGS

A fire damaged existing single detached dwelling is proposed to be replaced with one (1) new single detached dwelling, resulting in no net loss of residential dwelling units.

FINANCIAL IMPLICATIONS

None.

ACTION REQUIRED

Council is being asked to approve the demolition request.

RECOMMENDATION

1. That Report 14-39 regarding the proposed demolition of a detached dwelling at 41 Irving Crescent, legally described as Lot 40, Registered Plan 61M-80; City of Guelph, from Planning, Building, Engineering and Environment dated June 9, 2014, be received;
2. That the proposed demolition of the detached dwelling at 41 Irving Crescent be approved;
3. That the applicant be requested to erect protective fencing at one (1) metre from the dripline of any existing trees on the property or on adjacent properties which can be preserved prior to commencement of demolition and maintain fencing during demolition and construction of the new dwelling;

STAFF REPORT



4. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Planning, Building, Engineering and Environment regarding options for the salvage or recycling of all demolition materials.

BACKGROUND

An application to demolish a detached dwelling at 41 Irving Crescent was received on May 9, 2014 by Planning, Building, Engineering and Environment. The builder, Jay Robinson Custom Homes Incorporated, submitted the demolition permit as a result of the home being extensively damaged by a fire. The house is currently uninhabitable and it has been determined that it cannot be repaired and needs to be demolished and replaced.

The subject property is located to the west of Dawn Avenue and north of Clairfield Road West. The subject property is zoned R.1B-15 (Specialized Residential Single Detached), which permits single detached dwellings, accessory apartments, bed and breakfast establishments, day care centres, group homes, home occupation and lodging house Type 1. The applicant is requesting to demolish the existing dwelling on the subject property and subsequently construct a new detached dwelling (see location map and site photos on Attachments 1 and 2).

REPORT

The City's Demolition Control By-law was passed under the authority of Section 33 of the *Planning Act*. The By-law is intended to help the City "...retain the existing stock of residential units and former residential buildings in the City of Guelph." Section 33 of the *Planning Act* allows that Council's decision may be appealed by the applicant to the Ontario Municipal Board. In addition, an applicant may appeal if there is no decision within 30 days of filing the application.

The proposed replacement dwelling is a two (2) storey detached dwelling. Conceptual elevations showing what the new dwelling may look like is attached (see Attachment 3).

Cultural Heritage

The subject property is not designated under the *Ontario Heritage Act* and is not listed in the City of Guelph's *Municipal Register of Cultural Heritage Properties* under Section 27 of the *Ontario Heritage Act*. The subject property has not been identified as a built heritage resource in the City's Couling Building Inventory. Therefore, Heritage Planning staff has no objection to the proposed demolition.

Tree Protection

The subject property is less than 0.2 hectares in size and, therefore is not regulated by the Private Tree Protection By-law. It is staff's preference to maintain and protect the urban forest and canopy where possible. As such, the owner is encouraged to preserve any trees. If trees are to be retained, a tree protection zone (TPZ) will need to be established where protective tree hoarding would be installed to protect the trees. Staff are recommending that the owner erect

STAFF REPORT

protective hoarding around any trees on the property prior to demolition activities and maintain the hoarding throughout the construction of the new dwelling.

The approval of the demolition application is recommended as the existing dwelling is not a significant cultural heritage resource, and is proposed to be replaced with a new detached dwelling. Therefore, there will be no overall loss of residential capacity proposed as a result of this application.

CORPORATE STRATEGIC PLAN

City Building – Strategic Directions 3.1: Ensure a well-designed, safe, inclusive, appealing and sustainable City.

FINANCIAL IMPLICATIONS

N/A

DEPARTMENTAL CONSULTATION

The City's Senior Heritage Planner and Environmental Development Planner were consulted regarding the proposed demolition permit.

COMMUNICATIONS

A sign was posted on the subject property advising that a demolition permit has been submitted and that interested parties can contact Building Services for additional information.

ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Site Photos

Attachment 3 - Proposed Concept for Replacement Dwelling

Prepared By:

Randy Harris
Administrator of
Planning Technical Services

Approved By:

Sylvia Kirkwood
Manager of Development Planning



Approved By:

Todd Salter
General Manager
Planning Services
519-822-1260 ext. 2395
todd.salter@guelph.ca

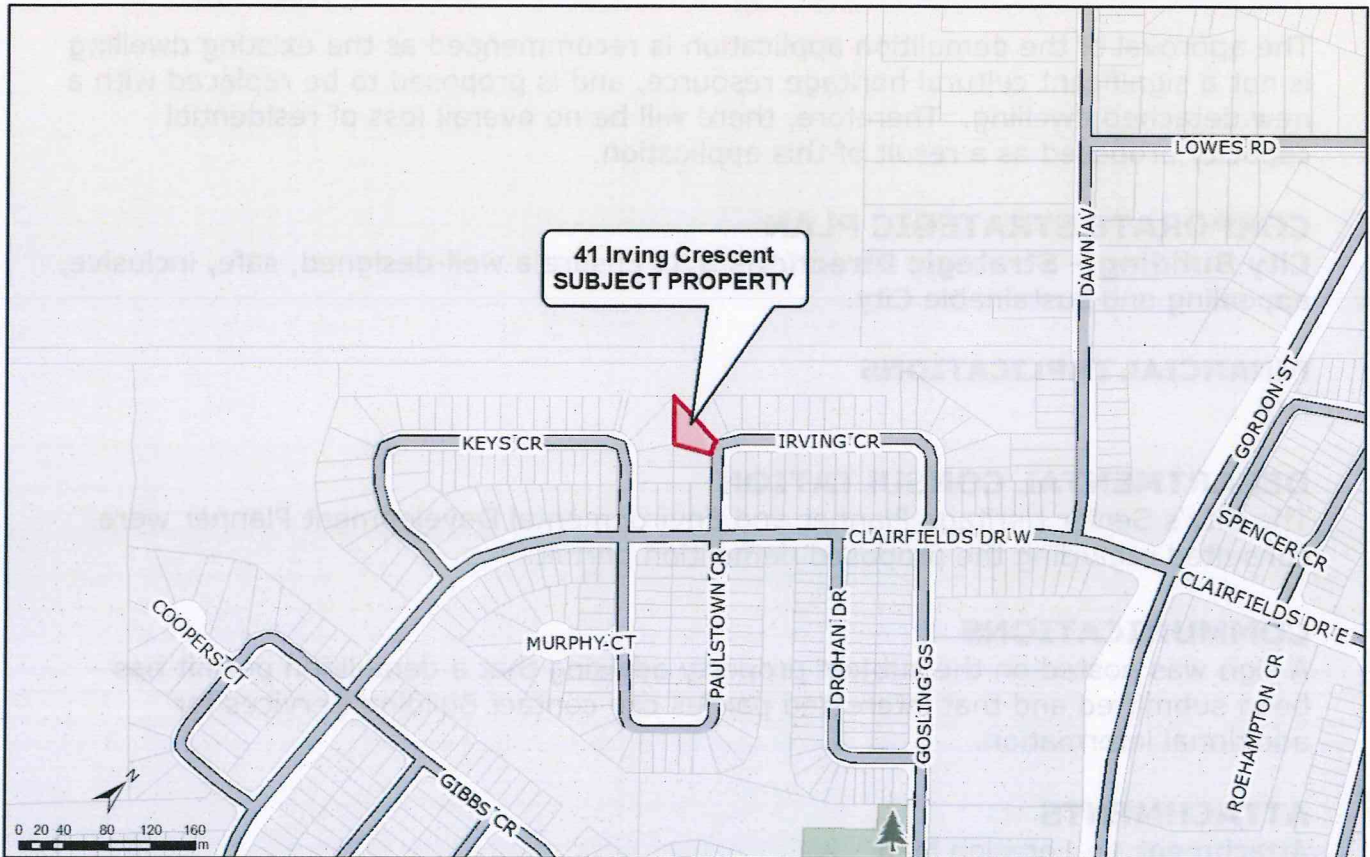


Recommended By

Janet L. Laird, Ph.D.
Executive Director
Planning, Building, Engineering
and Environment
519-822-1260 ext. 2237
janet.laird@guelph.ca

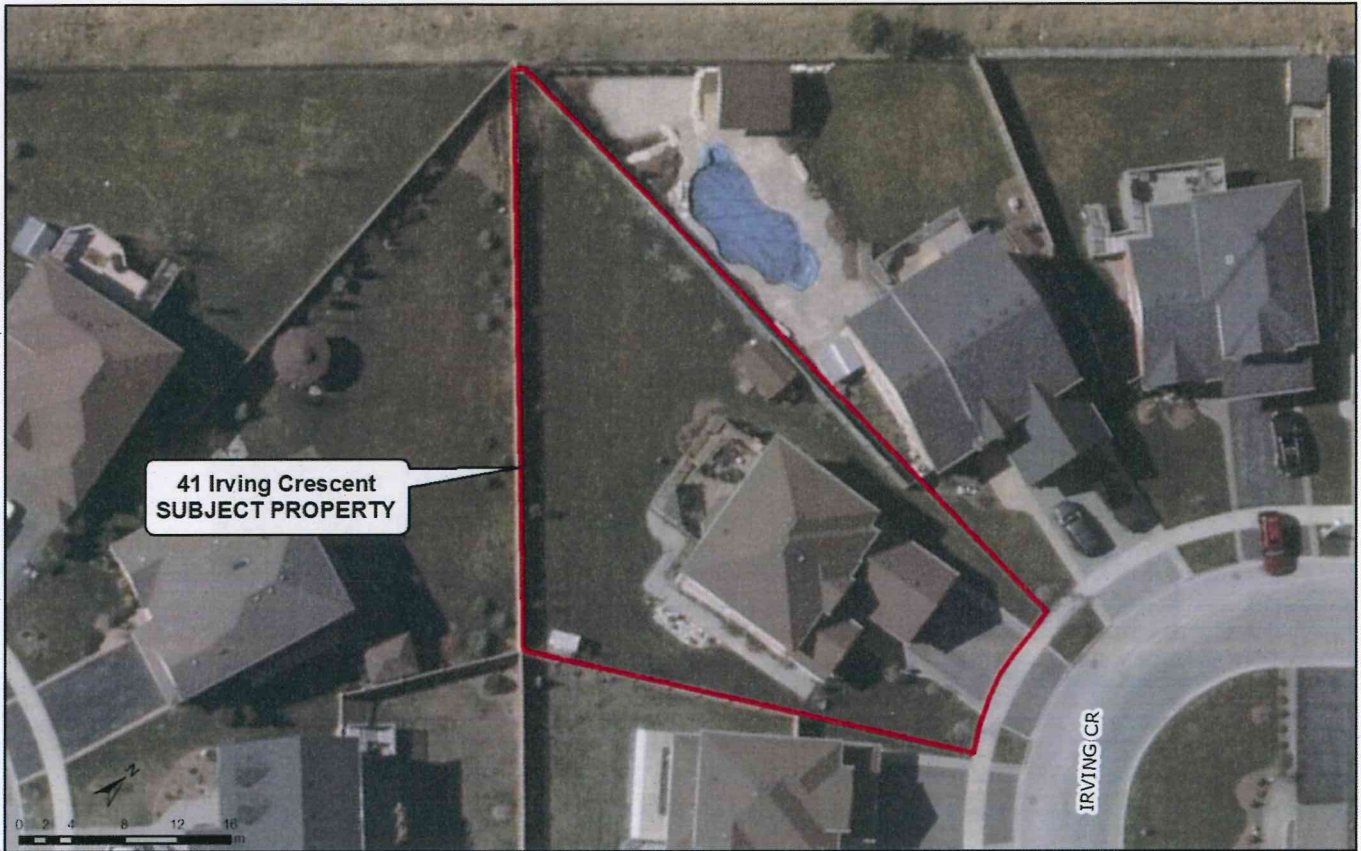
STAFF REPORT

ATTACHMENT 1 – Location Map



ATTACHMENT 2 – Site Photos

Aerial Photograph



(Photos taken by K. Green, May 2014)

STAFF REPORT

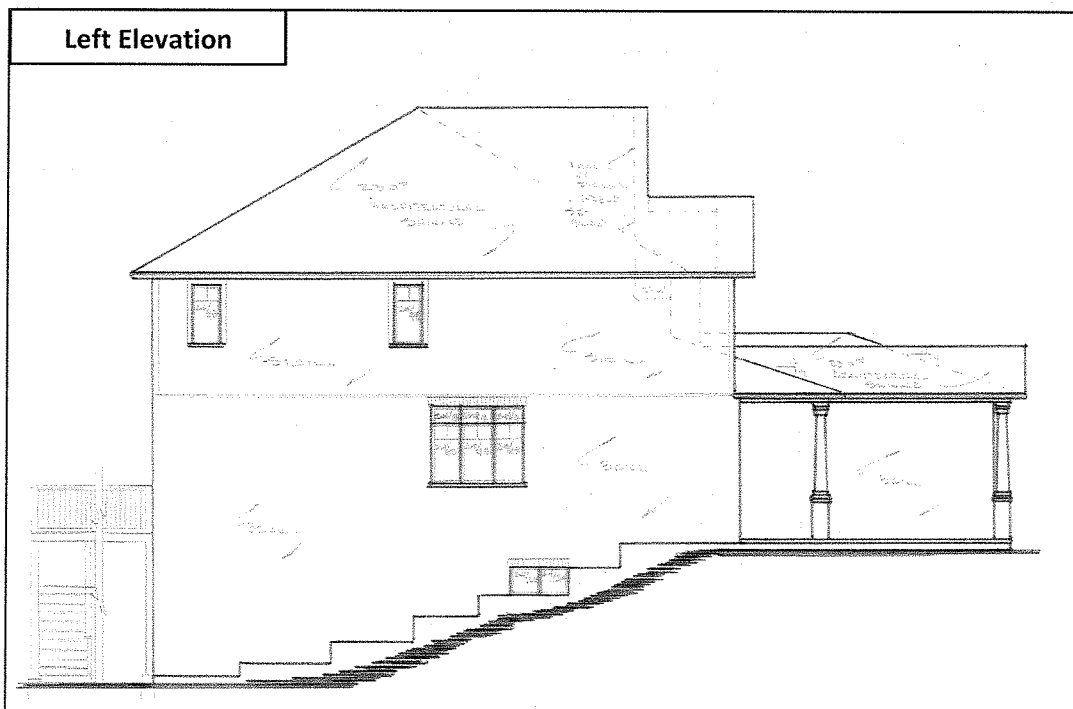
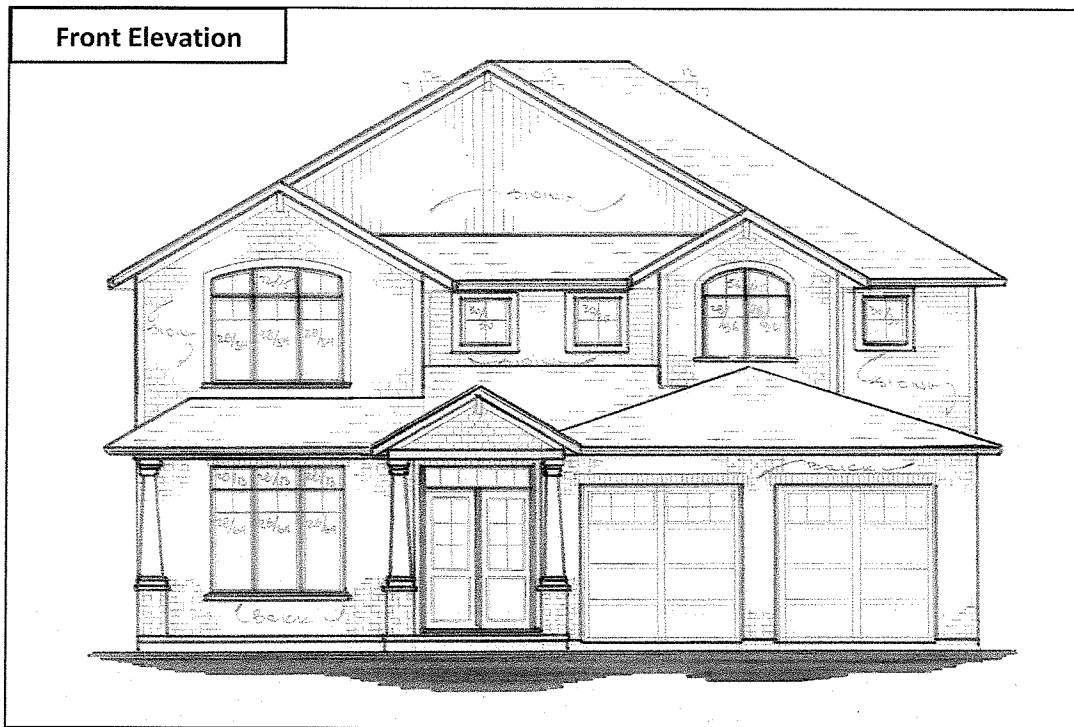
Photos of 41 Irving Crescent



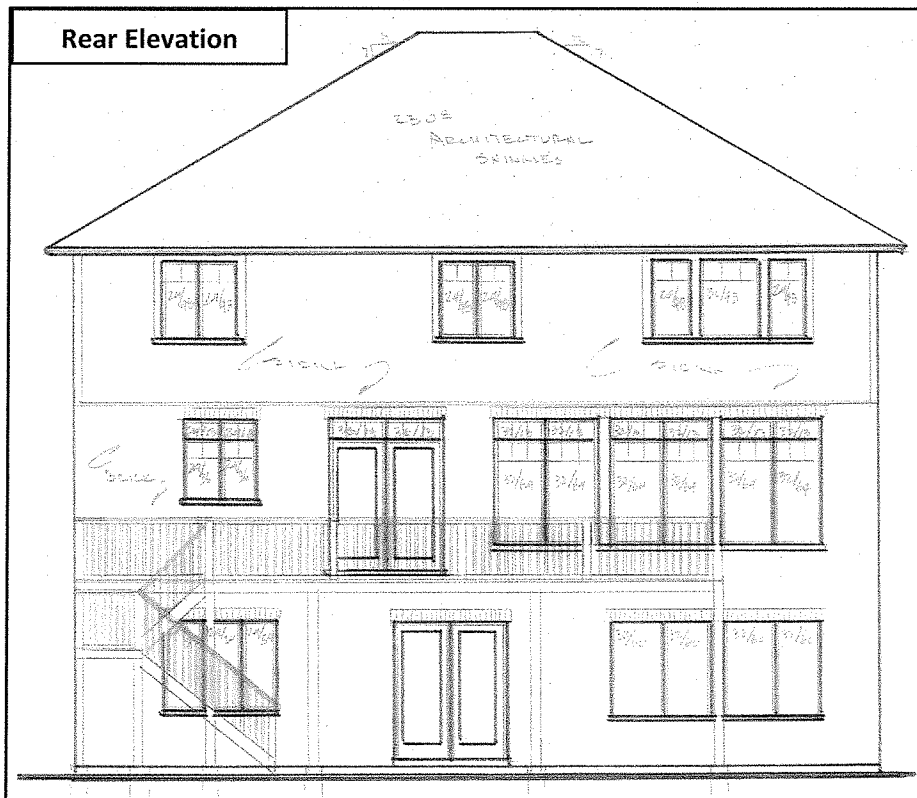
(Photos taken by K. Orsan, May 2014)

STAFF REPORT

ATTACHMENT 3 – Proposed Concept for Replacement Dwelling



STAFF REPORT



(Concept elevations submitted with demolition permit application)