

# COUNCIL PLANNING AGENDA



**DATE**    **OCTOBER 6, 2008**

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**

## **PLANNING CONSENT DECISIONS**

"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."

- 1) **410 CLAIR ROAD EAST**  
Proposed Zoning By-law Amendment (ZC0804) – Ward 6
  - a) Staff presentation by Katie Nasswetter
  - b) Peter Cheatley on behalf of Extendicare
  - c) Peter McConnachie on behalf of Extendicare

## **ADJOURNMENT**

# PLANNING CONSENT AGENDA

October 6, 2008

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 can be approved in one resolution.

## **A Planning Consent Decisions**

<b>REPORT</b>	<b>DIRECTION</b>
<p>1. <b>410 CLAIR ROAD EAST - PROPOSED ZONING BY-LAW AMENDMENT (ZC0804) - WARD 6</b></p> <p>"THAT Report 08-100 dated October 6, 2008 regarding an application for a Zoning By-law Amendment for 410 Clair Road East from Community Design and Development Services be received;</p> <p>AND THAT the application by Extendicare Canada Inc. for a Zoning By-law Amendment (File ZC0804) from the A Zone to a specialized R.4A and R.1D zone affecting properties municipally known as 410 Clair Road East and legally described as part of Lot 10, Concession 8, Township of Puslinch and Block 175, Plan 61M-143, City of Guelph be approved in accordance with the regulations set out in Schedule 2 of Community Design and Development Services Report 08-100, dated October 6, 2008;</p> <p>AND THAT the future request to demolish the existing detached dwelling and related accessory buildings at 410 Clair Road East, to accommodate the redevelopment contemplated by application ZC0804, be approved."</p>	Approve

# COUNCIL REPORT



TO **Guelph City Council**

SERVICE AREA Community Design and Development Services  
DATE October 6, 2008

**SUBJECT 410 Clair Road East: Proposed Zoning By-law  
Amendment (Ward 6)**

REPORT NUMBER 08-100

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## RECOMMENDATION

"THAT Report 08-100 dated October 6, 2008 regarding an application for a Zoning By-law Amendment for 410 Clair Road East from Community Design and Development Services BE RECEIVED; and

THAT the application by Extendicare Canada Inc. for a Zoning By-law Amendment (File ZC0804) from the A Zone to a specialized R.4A and R.1D zone affecting properties municipally known as 410 Clair Road East and legally described as part of Lot 10, Concession 8, Township of Puslinch and Block 175, Plan 61M-143, City of Guelph BE APPROVED in accordance with the regulations set out in **Schedule 2** of Community Design and Development Services Report 08-100, dated October 6, 2008; and

THAT the future request to demolish the existing detached dwelling and related accessory buildings at 410 Clair Road East, to accommodate the redevelopment contemplated by application ZC0804, BE APPROVED."

## SUMMARY

This report provides information and planning analysis for a Zoning By-law amendment application for lands known as 410 Clair Road East to permit a long-term care facility (nursing home) and single-detached lots.

## BACKGROUND

An application was received from Extendicare Canada Inc. for a Zoning By-law amendment for the property municipally known as 410 Clair Road East. This rezoning application also includes a 3 metre wide strip of land along the north property boundary between 410 Clair Road East and Goodwin Drive that is owned by Reid's Heritage Homes. The application was deemed by the City to be a complete application on May 28, 2008.

The statutory public meeting was held on July 7, 2008. Report 08-75 from Community Design and Development Services dated July 7, 2008 provided

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background information related to this application. Issues or concerns related to the application raised at the public meeting include:

- Need for a landscaping plan and buffering along Clair Road;
- Request to consider LEEDS certification of the proposed nursing home building.

### **Location**

Lands affected by the application include an area of 2.0 hectares of land located on the north side of Clair Road East between Tolton Drive and Victoria Road (see **Schedule 1**). The site is bounded by Goodwin Drive to the north, vacant lands anticipated for future residential development to the east, existing rural estate residential across Clair Road East, to the south, and future residential development to the west in accordance with registered plan of subdivision 61M-143.

### **Official Plan Designation**

The existing Official Plan land use designation that applies to the subject lands is "General Residential" (see **Schedule 3**).

### **Existing Zoning**

The lands are currently zoned A (Agriculture) Zone in the 1985 Township of Puslinch Zoning By-law. This Township zoning category has remained on the property though the City of Guelph annexed lands in this area from the Township of Puslinch in 1993.

## **REPORT**

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

The applicant wishes to rezone a 1.2 hectare portion of the site along Clair Road East from A (Agriculture) to a specialized R.4A zone to permit a "nursing home". A three storey, 192 bed, long-term care facility with common dining facilities is proposed. The main entrance to this site will be from Clair Road. A second access via Goodwin Drive is meant for emergency vehicles and pedestrians only.

On a 0.24 hectare portion of the site fronting on Goodwin Drive, the applicant wishes to amend the zoning from A (Agriculture) to the R.1D (Single-Detached Residential) Zone to create eight lots for single-detached houses. Reid's Heritage Homes owns a three metre wide strip of land between the north edge of 410 Clair Road East and Goodwin Drive (as shown in Schedule 1) and is working with the applicant to rezone this strip of land at the same time. If the zoning is approved, the residential lots could be created through consent to sever applications.

The applicant proposes to leave the remaining easterly portion of the site (0.56 hectares) in the current A (Agriculture) zone. The intent is to add this portion of the lot to a future phase of the Westminister Woods subdivision through a lot line adjustment and rezone to an appropriate residential zone at the time the subdivision is considered. In the 2008 Development Priorities Plan (DPP), this portion of the Westminister Woods subdivision is anticipated for Draft Plan Approval after 2009.

The proposed zoning concept and zoning details are provided in **Schedule 4**. The preliminary site concept for the lands requested to be rezoned is shown in **Schedule 5**.

### **Public Comments**

The Notice of Application was circulated to agencies and area residents on June 13, 2008. No comments were received from area residents and no residents signed in to the Planning Public Meeting on July 7, 2008.

### **Planning Analysis**

This proposal to rezone this site to allow a nursing home and eight single-detached lots reflects the intensification policies of the Provincial Policy Statement and Places to Grow Act that focus on increasing density and land use efficiency in both built-up and greenfield areas.

This proposal also meets the intent of relevant Official Plan policies for residential lands as shown in **Schedule 3**. Specifically, Section 7.2.19 of the Official Plan lists planning criteria that justify the location of Residential Care Facilities. An evaluation of this proposal against the criteria acts as a good planning test and provides support for the rezoning application. The criteria are outlined in **Schedule 3** and include land use compatibility, on site performance standards and access to community facilities. The subject site meets these criteria as it is near the commercial centre at Gordon Street and Clair Road and on a bus route (#54 Arkell via Goodwin Drive). Staff are satisfied that the proposed use (nursing home) is compatible with the surrounding existing and proposed residential uses provided that a maximum height limit of three storeys is imposed, and additional landscaping is required.

The zoning proposed for this site is R.1D for the eight single-detached lots and a specialized R.4A (apartment) zone, which includes "nursing home" as a permitted use. This zone allows apartment building, nursing home, home for the aged, retirement residence facility and maisonette as permitted uses. The following specialized regulations for the R.4A zone are being recommended for this proposed nursing home:

- That the maximum density of the proposal be measured by the number of beds instead of the number of units. This is a more appropriate measurement because the proposed nursing home would contain individual bedrooms with shared kitchen and dining facilities for the residents of the site. The regulations would be changed to allow a maximum of 192 beds and a minimum of 160 beds on this site.
- That the height of the nursing home building be limited to 3 storeys when 8 storeys are allowed in the standard R.4A zoning provisions. Limiting the height of the building to three storeys ensures compatibility with the single-detached housing to be built to the west and north of the site which are zoned for one to three storey construction. This same height limitation would apply to other uses allowed by the specialized R.4A zone (e.g. apartment).

- That the minimum common amenity area be 3500 square metres when 4040 square metres are required in the standard regulations. This reduction in required common amenity area is appropriate because the standard measurement is based on the number of units for standard apartment units, but in this case means beds in a nursing home. Also because this is a nursing home, the residents generally would have limited mobility and require supervision, so the main amenity area for the residents is being provided by two courtyards within the building.
- That the garbage enclosure, which is considered an accessory structure, be allowed to be 5.5 metres in height, when standard regulations allow only 3.6 metres in height. This additional height allows the garbage area to be roofed and provides a more pleasant view for residents of the facility that live above it.

The applicant has submitted associated applications for consent to sever through the Guelph Committee of Adjustment to add the lands not being zoned to a future phase of the Westminster Woods subdivision, provide emergency access to the nursing home from Goodwin Drive and to create the eight residential lots fronting on Goodwin Drive. These applications are scheduled to be heard by the Committee of Adjustment on October 14, 2009. Staff will ensure that a condition of the consent to sever applications is that the lands are zoned to permit the detached dwellings and nursing home before the deeds are endorsed (see condition 20 in **Schedule 2**).

The applicant has also submitted a preliminary site plan (see **Schedule 5**), landscaping plan, and building elevations (see **Schedule 6**) for the nursing home facility to the staff Site Plan Review Committee. The committee has provided the applicants with preliminary feedback on the proposal and should this zoning application be supported by Council, the committee will further review and propose changes to the site plan, elevations and landscaping plan until they are satisfactory to staff. Pictures of a similar building built by Extendicare in Scarborough are also included in **Schedule 6** to provide a further example of their proposal.

Staff are satisfied that the proposed site plan functions properly and that the proposed development can be integrated into the currently approved and anticipated future residential development surrounding the site. The height and massing of the nursing home building is compatible with the surrounding residential development and appropriate yard setbacks and buffers are being provided. The main entrance to the nursing home facility would be from Clair Road East, and pedestrian and secondary emergency access would also be available from Goodwin Drive, which better connects the site with the surrounding neighbourhood.

The need for a landscape plan and buffering along Clair Road was raised as a concern at the public meeting. The review and approval of a detailed landscape plan is a requirement of the site plan review approval (see condition #1 in **Schedule 2**). At this time, a preliminary landscape plan has been submitted by the applicants for staff review at the Site Plan Committee. Staff have also included a zoning condition requiring a tree conservation and compensation plan (see condition #14). This

condition specifically requires landscaped buffers between the nursing home building and the single-detached houses that are to be built to the west and north of the site. Because the area around this site has already been graded, the site sits much higher than the rest of the area and needs to be graded to match the surrounding lands. This means that most of the trees on the site will need to be removed. The tree conservation plan will show existing trees as well as where trees can be replanted. Staff have also included a condition requiring a tree to be planted in the rear or each of the eight single-detached lots to further aid in tree compensation on this site (see condition #15).

The eight single detached housing lots proposed on Goodwin Drive are compatible with the proposed nursing home and match the existing zoning on approved subdivision lands adjacent to the east side of site on Goodwin Drive.

For these reasons, planning staff recommend approval of the proposed zoning by-law amendment in accordance with the regulations and conditions in **Schedule 2** of this report. Some conditions are tied to site plan approval for the nursing home facility while some are conditions of the consents for severance required for the site.

### **COMMUNITY ENERGY PLAN (CEP)**

The applicant has proposed numerous measures that will contribute to reducing energy and water consumption on the nursing home site. A complete list of these measures is included in **Schedule 7** and a condition requiring these measures is included in condition #16. Some key efficiency measures that have been proposed for the nursing home include the use of energy efficient appliances, gas boilers, and light fixtures. The proposed site is compact, using land efficiently and will use low flow water fixtures and drought resistant landscaping with drip irrigation to better conserve water. The applicant estimates that completing all the measures outlined in **Schedule 7** would result in the building's energy performance being 26 percent better than Natural Resources Canada Model National Energy Building Code requirements. The applicant has also agreed to condition #17, which states that the proposed eight single detached lots would be built to meet energy star standards which enables new homes to be up to 30% more energy efficient than those built to minimum building code standards.

### **CORPORATE STRATEGIC PLAN**

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

### **FINANCIAL IMPLICATIONS**

The financial implications are based on the construction of 192 bed nursing home and 8 single-detached housing units and a total site area of 1.44 hectares.

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### **Projected Taxation**

- Nursing home estimated @ \$70,000 – 80,000 per year
- Residential estimated @ \$3,300/unit = \$26,400 per year.

### **Development Charges**

- Nursing home \$80.29/m<sup>2</sup> = \$871,019
- Residential 8 units @ \$12,792/unit = \$ 102,336

## **DEPARTMENTAL CONSULTATION**

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

## **COMMUNICATIONS**

Key dates for public notification are included on **Schedule 9**.

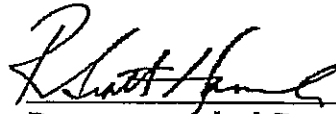
## **ATTACHMENTS**

Schedule 1 – Location Map  
Schedule 2 – Regulations  
Schedule 3 – Official Plan Designation  
Schedule 4 – Proposed Zoning  
Schedule 5 – Proposed Site Plan  
Schedule 6 – Proposed Building Elevations and Photos of a Similar Building  
Schedule 7 – Proposed Conservation Measures  
Schedule 8 – Circulation Comments  
Schedule 9 – Public Notification Summary



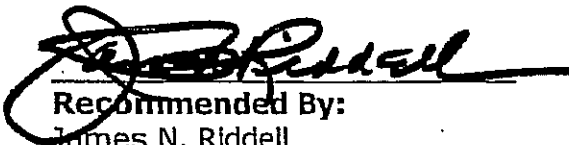
**Prepared By:**

Katie Nasswetter  
Senior Development Planner  
Planning



**Recommended By:**

R. Scott Hannah  
Manager of Development and Parks



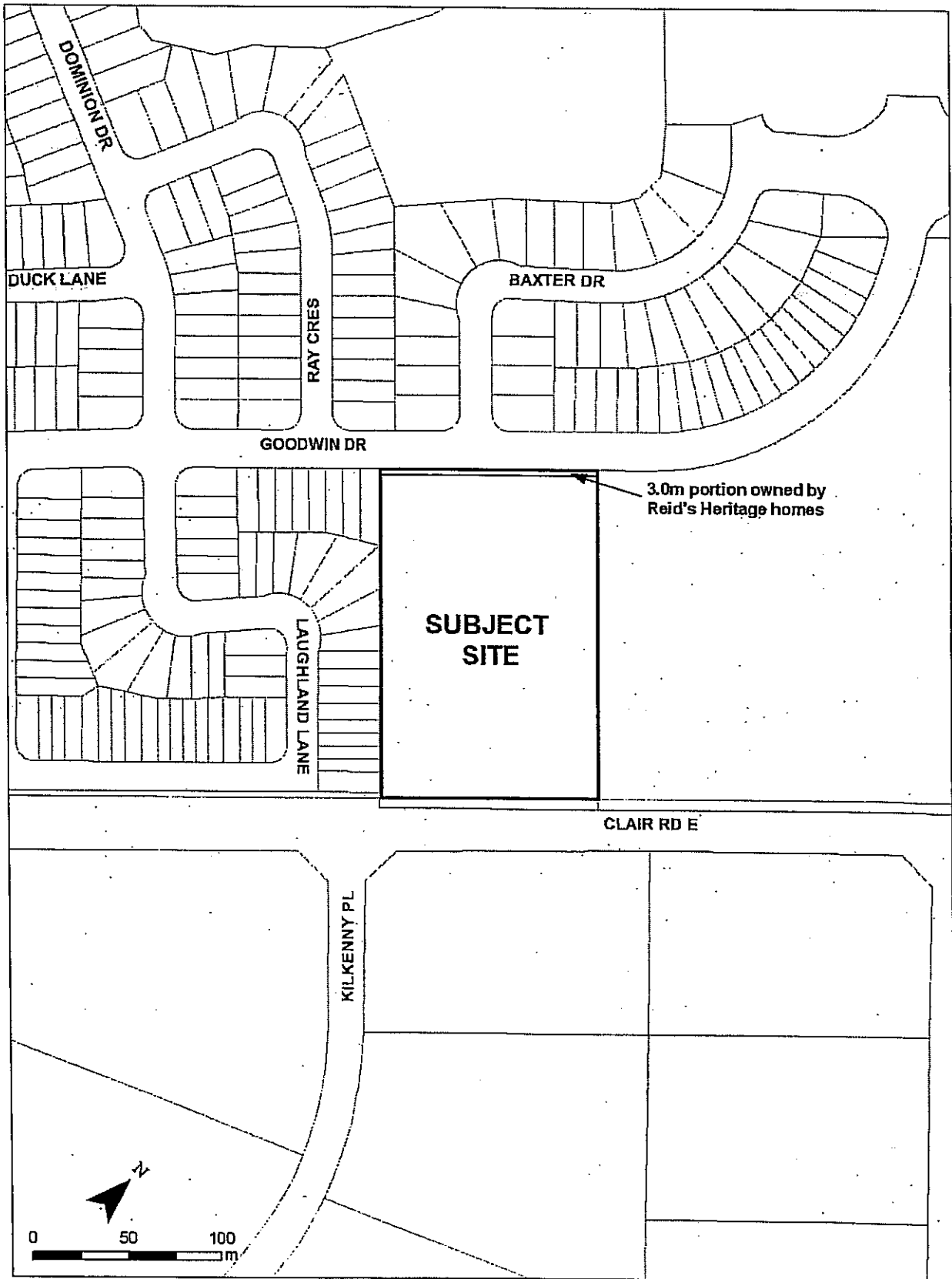
**Recommended By:**

James N. Riddell  
Director of Community Design and Development Services



# SCHEDULE 1

## Location Map



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## **SCHEDULE 2**

### **Proposed Zoning By-law Amendment Regulations and Conditions**

The properties affected by this Zoning By-law Amendment are municipally known as 410 Clair Road East and legally described as Part of Lot 10, Concession 8, Township of Puslinch and Block 175, Plan 61M-143, City of Guelph.

The following zoning is proposed:

#### **Specialized R.4A-? (Residential Apartment) Zone**

#### **R.1D (Residential Single-detached) Zone**

### **Regulations**

#### **For the Specialized R.4A Zone**

##### **Permitted Uses**

In accordance with the provisions of Section 5.4.1.1 of Zoning By-law (1995) – 14864, as amended:

##### **Regulations**

In accordance with Section 5.4.2 of Zoning By-law (1995) – 14864, as amended, with the following exceptions:

Table 5.4.2 Row 5

##### **Maximum Density (units/ha)**

A maximum density of 192 beds shall be permitted.

A minimum density of 160 beds shall be permitted.

Table 5.4.2 Row 10

##### **Maximum Building Height**

A maximum building height of 3 storeys is permitted.

Table 5.4.2 Row 12

##### **Minimum Common Amenity Area**

A minimum of 3500 square metres of common amenity area will be provided.

Accessory Buildings or Structures

The maximum height of the Garbage storage structure is 5.5 metres.

**For the R.1D Zone:**

**Permitted Uses**

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

**Regulations**

In accordance with Section 5.1.2 of Zoning By-law (1995) – 14864, as amended.

**Conditions**

The following conditions are provided as information to Council and will be imposed through site plan approval or as conditions of consent:

1. The Owner shall submit to the City, in accordance with Section 41 of The Planning Act, a fully detailed site plan, indicating the location of buildings, landscaping, parking, circulation, access, lighting, grading and drainage and servicing on the said lands to the satisfaction of the Director of Community Design and Development Services and the City Engineer, prior to the issuance of a building permit, and furthermore the Owner agrees to develop the said lands in accordance with the approved plan.
2. Prior to site plan approval and prior to any construction or grading on the lands, the developer shall submit a detailed Storm water Management Report and plans to the satisfaction of the City Engineer which demonstrates how storm water will be controlled and conveyed.
3. That the developer grades, develops and maintains the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the City Engineer. Furthermore, the owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
4. Prior to site plan approval and prior to any construction or grading on the lands, the developer shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.

5. The developer shall pay to the City the actual cost of constructing and installing any service laterals required and furthermore, prior to site plan approval, the developer shall pay to the City the estimated cost of the service laterals, as determined by the City Engineer.
6. The developer shall pay to the City the actual cost of constructing and installing the storm sewer required to service the property from Goodwin Drive and furthermore, prior to site plan approval and prior to any construction or grading on the lands, the developer shall pay to the City the estimated cost as determined by the City Engineer of constructing the  $\pm$  57.0 m of storm sewer required to service the property.
7. The developer shall pay to the City the actual cost of the construction of the new access and the required curb cut, prior to site plan approval and prior to any construction or grading on the lands, the developer shall pay to the City the estimated cost as determined by the City Engineer of constructing the new access/private road and the required curb cut.
8. Prior to any development of the lands, the developer shall pay the frontage charge for the Clair Road East upgrades of \$741.01 per metre for 84.13 metres.
9. Prior to any development of the lands, the developer shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.
10. That the developer makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the development of the lands.
11. That all electrical services to the lands are underground and the developer shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the development of the lands.
12. That all telephone and Cable TV service to the lands be underground and the developer shall enter into a servicing agreement with Bell Canada providing for the installation of underground telephone service prior to development of the lands.
13. That the developer shall be responsible for paying a cash-in-lieu of parkland dedication payment for the entire development, in accordance with City of Guelph By-law (1989)-13210, as amended by By-law (1990)-13545, or any successor thereof, prior to the issuance of any permits.
14. That the Developer shall complete a tree conservation and compensation plan for the entire property municipally known as 410 Clair Road East satisfactory to the Director of Community Design and Development Services prior to any grading, tree removal or construction on the site. Furthermore,

this plan will focus on providing additional landscaping and buffering between the proposed nursing home and the single-detached housing lots to the north and west of the site.

15. The developer agrees to plant a tree in the rear yard of each of the new lots for detached dwellings to the satisfaction of the Director of Community Design and Development Services to compensate for tree removal.
16. That the developer agrees to implement the energy and water consumption measures as set out in Schedule 6 of the Planning Report dated October 6, 2008 as part of the development of the nursing home, to the satisfaction of the Director of Community Design and Development Services.
17. That the developer acknowledges and agrees that the 8 dwelling units on the subject site will be constructed to an ENERGY STAR standard that promotes energy efficiency standards in order to comply with the Community Energy Plan, to the satisfaction of the City.
18. Prior to the endorsonation of the deeds, the owner shall pay to the City, the City's total cost of reproduction and distribution of the Guelph Residents' Environmental Handbook, to all future homeowners or households within the project, with such payment based on a cost of one handbook per residential dwelling unit, as determined by the City.
19. The Developer agrees to eliminate the use of any covenants that would restrict the use of clotheslines and that prior to the endorsonation of the deeds for the proposed lots for detached dwellings, the Developer's lawyer shall certify to the Director of Community Design and Development Services that there are no restrictive covenants which restrict the use of clotheslines.
20. That the lands to be severed shall be rezoned to an appropriate zoning category to permit detached dwellings (R.1D) and a nursing home (Specialized R.4-\*\*), prior to the endorsonation of the deeds.
21. The developer shall pay **development charges** to the City in accordance with the City's Development Charges By-law, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board as amended from time to time, or any successor by-laws thereto.
22. That the developer agrees to provide the **Upper Grand District School Board** with a digital file of the plan of subdivision in either ARC/INFO export of DXF format containing the following information: parcel fabric and street network.
23. That the owner shall enter into an agreement with the City, registered on title, satisfactory to the City Solicitor, covering the conditions noted above and to develop the site in accordance with the approved plans and reports.

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## SCHEDULE 3

### Relevant Official Plan Policies

#### 'General Residential' Land Use Designation

##### Section 7.2 Residential Objectives:

- b) To ensure proper location and suitable distribution for the various housing types necessary to accommodate a diversity of lifestyles and housing needs.
- e) To encourage residential *development* in those areas where the necessary municipal services and related physical infrastructure are currently available.
- j) To promote housing initiatives to facilitate community revitalization, a more compact urban form and an increased variety of housing alternatives.
- k) To promote innovative housing types and forms in order to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.

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.

7.2.10 In spite of the maximum residential densities that are specified for various land use designations of this Plan, *development* projects designed exclusively for occupancy by *senior citizens* may be permitted to exceed the maximum unit density allowed provided that the overall size, height and impact on the adjacent areas is consistent with that which would be associated with a standard multiple residential building that would be permitted.

7.2.19 Where suitable locations for residential care facilities not permitted by the implementing *Zoning By-law* may exist, amendments to the *Zoning By-law* shall be considered subject to individual review, having regard to the following:

- a) The nature of the proposed use and its compatibility with the immediate neighbourhood;
- b) The objective of community integration;
- c) The existing *Zoning By-law* regulations;
- d) Specific performance standards such as dwelling type, buffering, minimum amenity area and minimum floor space; and

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e) Access to community facilities such as education, public transit and recreation.

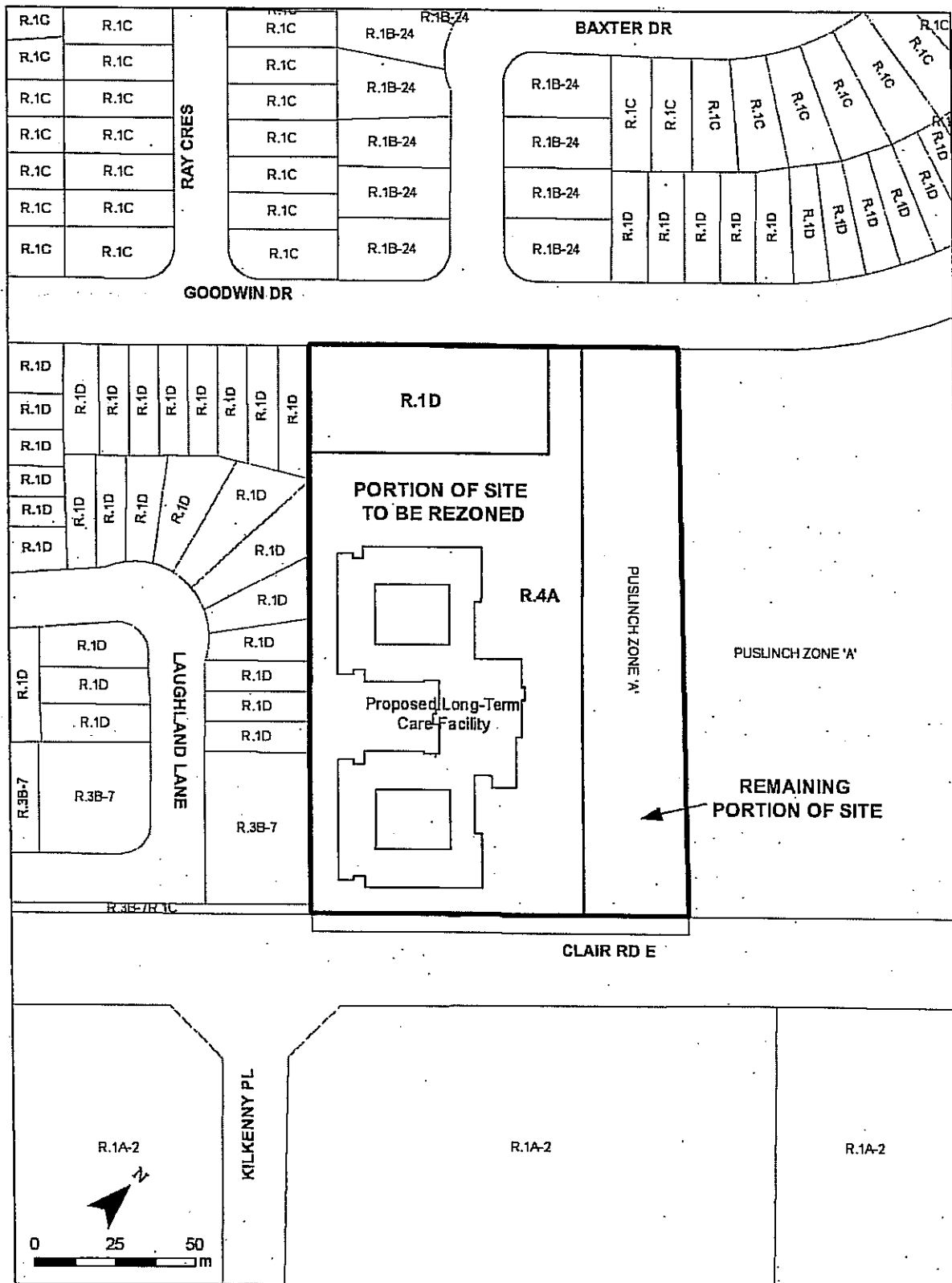
7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple 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.

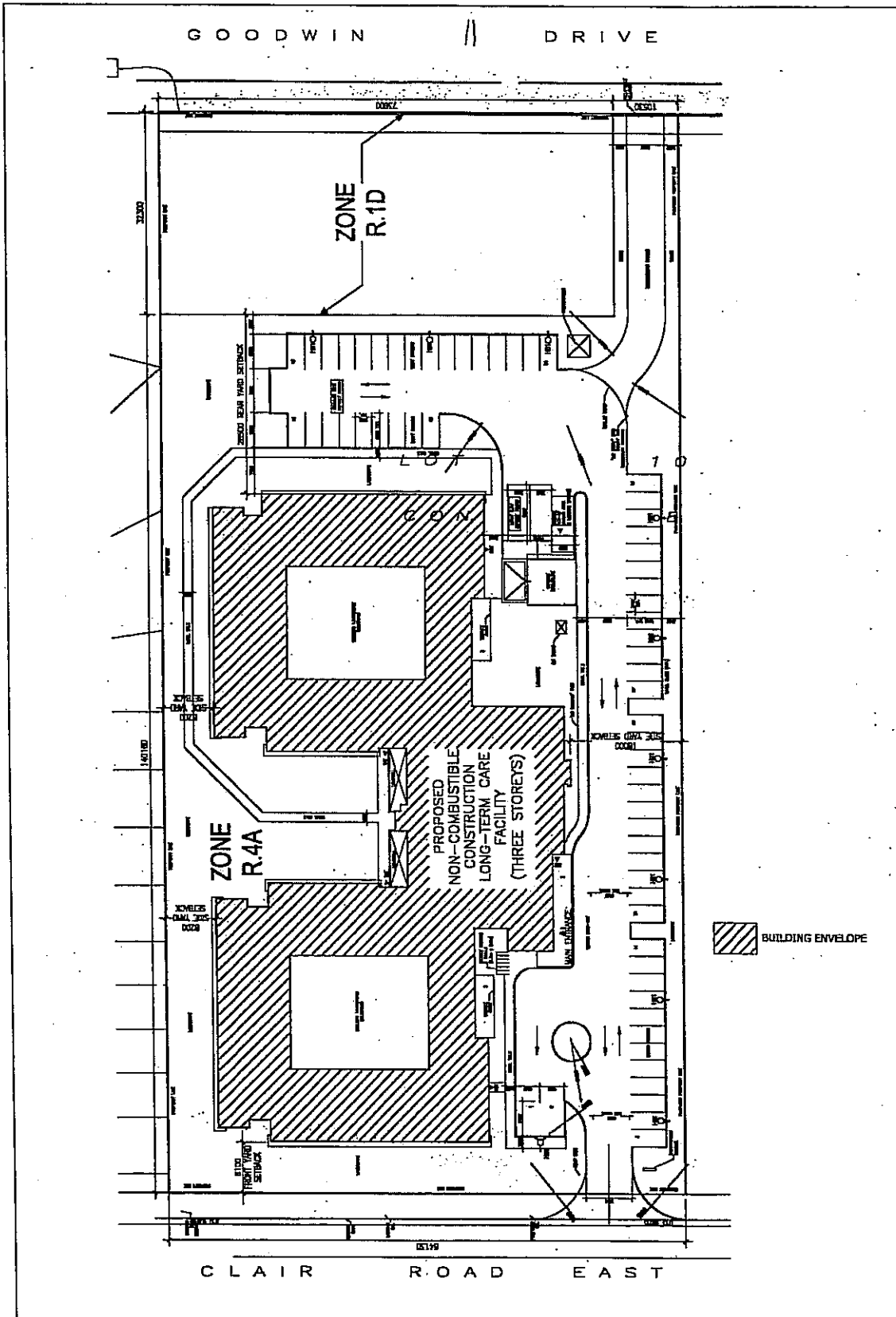
# SCHEDULE 4 Proposed Zoning





# SCHEDULE 5

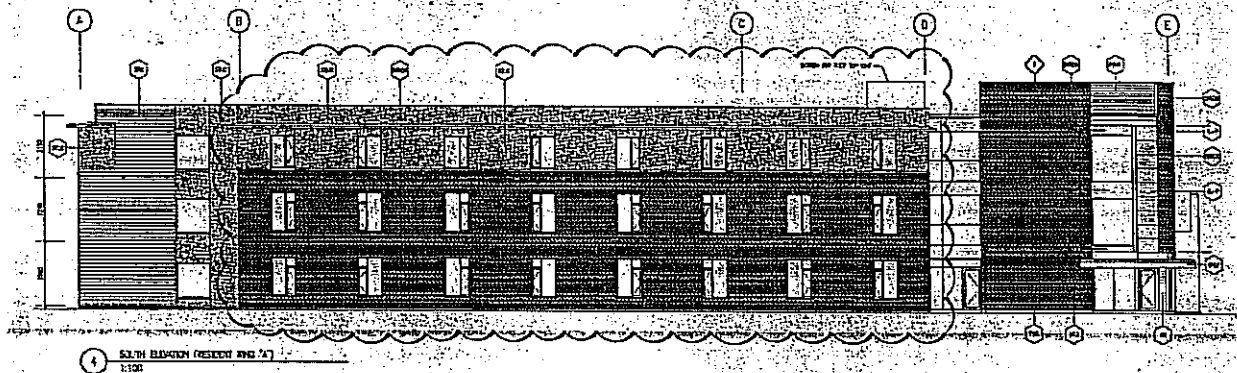
## Preliminary Site Plan



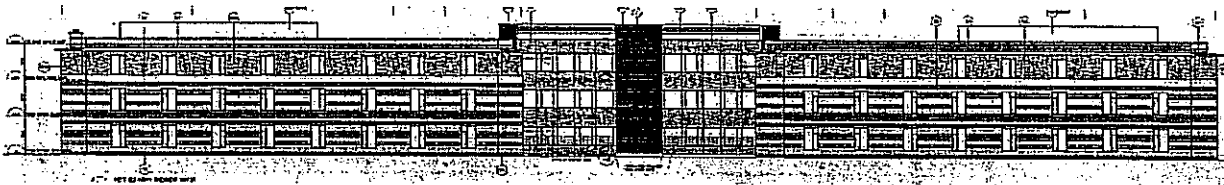
## SCHEDULE 6

### Preliminary Building Elevations and Photos of Similar Building

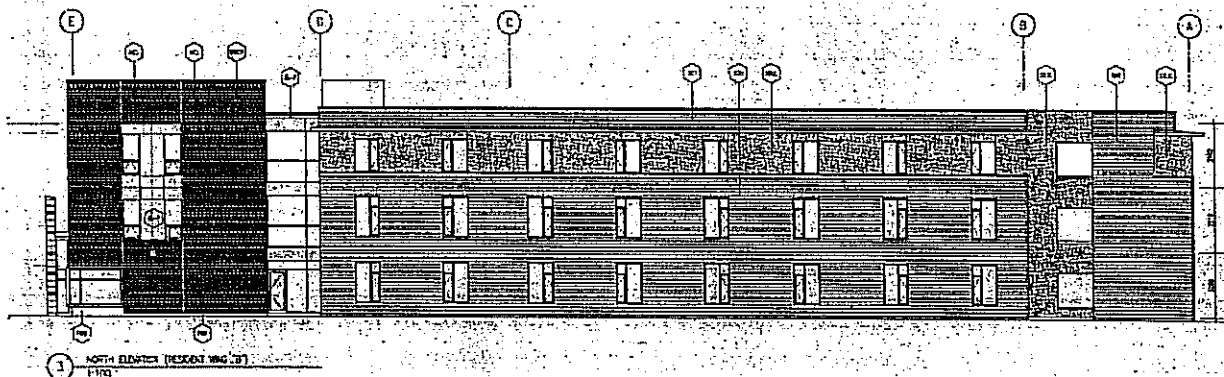
South Elevation (Facing Clair Road):



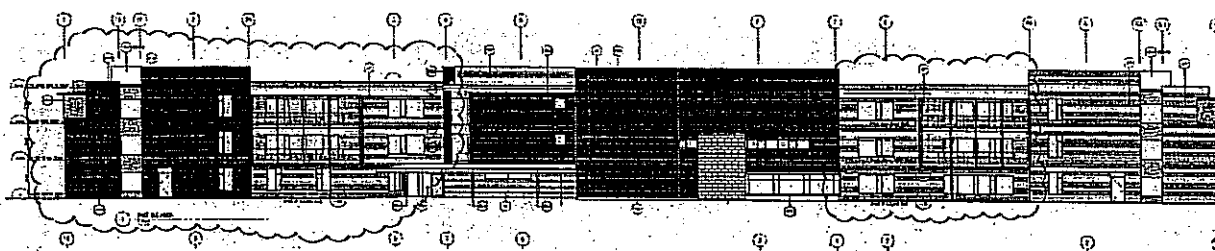
West Elevation (Facing Single-Detached Lots on Laughlin Drive):



North Elevation (Facing Single-Detached Lots on Goodwin Drive):



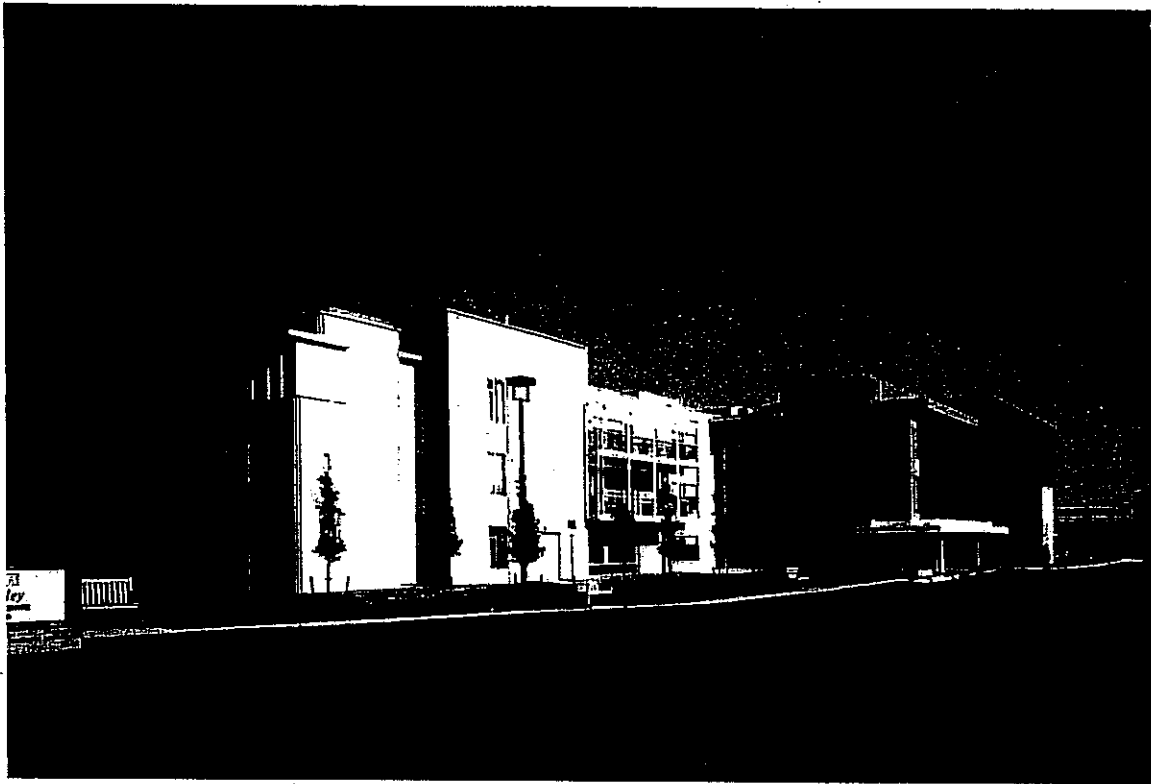
East Elevation (Facing Vacant Future Residential Lands):



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**Photos of the Scarborough Extendicare Facility:**

**An example of a similar building to what is proposed at 410 Clair Road East.**



## SCHEDULE 7

### Proposed Conservation Measures

	EXTENDICARE GUELPH ENVIRONMENTAL SUSTAINABILITY PLAN	Standard Specification
<b>Sustainable Sites</b>		
<i>Urban Development</i>	A compact and well utilized site helps contain urban sprawl	X
<i>Urban Development - erosion and sedimentation control</i>	A comprehensive erosion and sedimentation control plan is in effect throughout redevelopment of the site.	X
<i>Existing &amp; Proposed Trees</i>	New tree planting contributes to the overall rejuvenation of the urban forest.	X
<i>Site Lighting</i>	The project incorporates exterior light fixtures with refractor and cut-off shields to control light pollution, with energy efficient operation controlled by light sensors.	X
<i>Alternative Transportation</i>	Bicycle racks will be provided	X
<i>Landscape and Exterior Design</i>	The project incorporates the use of light colored surface paving and terrace/balcony materials where practical to increase reflectivity & decrease heat island effect.	X
<b>Water Efficiency</b>		
<i>Water Efficient Landscaping</i>	Drought resistant soft landscape material will be specified as much as possible.	X
<i>Landscape Irrigation</i>	Automated drip irrigation systems which maximize utility of applied water are specified and only in areas where it would be essentially required	X
<i>Storm Water Management</i>	Controlled roof drains provided to control flow rate of storm water	X
<i>Reduced water consumption</i>	Low flow faucets and showerheads and low volume flush toilets where possible	X
<b>Energy &amp; Atmosphere</b>		
<i>Design Features</i>	The building energy performance is targetted to be 26% better than the MNEBC requirements (this would be reviewed through the energy modelling part of the design process)	X
<i>Design Features</i>	Project complies with ban on ozone-depleting refrigerant gases. Energy Star appliances will be chosen for residential appliances.	X
<i>Design Features - mechanical systems</i>	Building's HVAC systems are centralized and heat recovery ventilators are incorporated in the majority of the central air return system	X
<i>Design Features</i>	Low E windows reduce heat gains and heat loss	X
<i>Design Features - mechanical systems</i>	High efficiency boilers will be used to save natural gas	X

<b>Design Features - mechanical systems</b>	Variable volume flow pumps for the hot water system reduces hydro consumption and extend the life of pumps	<b>X</b>
<b>Electrical Metering and Controls</b>	Occupancy sensors provided in service rooms with intermittent occupancy to reduce hydro consumption	<b>X</b>
<b>Electrical Metering and Controls</b>	Perimeter day lighting controls to conserve hydro (lights turn-off automatically when natural lighting is sufficient)	<b>X</b>

#### **Materials & Resources**

<b>Regional Materials</b>	The vast majority of materials utilized are available locally (800km radius as defined in the LEED standard) limiting environmental impact on source supply transportation.	<b>X</b>
<b>Low Emitting Materials</b>	Low VOC emitting materials where possible. Examples include, low VOC paints, recycled content low VOC carpet, etc.	<b>X</b>
<b>Collection of Recyclables</b>	In compliance with City by-laws	<b>X</b>
<b>Building Materials</b>	High recycled content material to be specified wherever possible	<b>X</b>
<b>Construction Waste Management</b>	A construction waste management plan will be implemented	<b>X</b>

#### **Indoor Environmental Quality**

<b>System Controllability</b>	Each resident will have access to individual controls for the heating system	<b>X</b>
<b>Natural Ventilation</b>	All occupied spaces have access to an operable window	<b>X</b>
<b>Low VOC emitting materials</b>	See above (materials)	<b>X</b>
<b>Indoor air Quality before occupancy</b>	The building's ventilation systems will be flushed out with 100% outside air for a week prior to occupancy (pending construction schedule review with successful General Contractor) as owner has a set date with Ministry of Health and Long Term Care for building delivery	<b>pending</b>
<b>Natural light</b>	The building provides natural light to 100% of regularly occupied spaces	<b>X</b>

#### **Innovation & Design Process**

<b>LEED Accredited Professional</b>	The design team is headed by a LEED Accredited Professional	<b>X</b>
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## SCHEDULE 8

### Circulation Comments

<u>RESPONDENT</u>	<u>NO OBJECTION OR COMMENT</u>	<u>CONDITIONAL SUPPORT</u>	<u>ISSUES/CONCERNS</u>
Planning		✓	Subject to Schedule 2
Engineering*		✓	Subject to Schedule 2
Parks Planning*		✓	Subject to Schedule 2
Environmental Planning*		✓	Subject to Schedule 2
Zoning	✓		
Economic Development	✓		
Heritage Guelph	✓		
Police Service	✓		
Fire Service	✓		
Upper Grand District School Board*		✓	Subject to Schedule 2
Guelph Hydro*		✓	Subject to Schedule 2

\*correspondence attached

# MEMO



FILE: 16.152.326

TO: Katie Nasswetter  
FROM: Michelle Thalen  
DEPARTMENT: Engineering Services  
DATE: August 28, 2008  
SUBJECT: 410 Clair Road East Zoning By-law Amendment - ZC0804

The application is for a zone change from an agriculture zone to a proposed specialized apartment zone and a specialized single detached residential zone. This special regulation would permit a proposed 192 bed nursing home with driveway access to Clair Road East and eight single detached lots fronting onto Goodwin Drive. We provide the following comments:

## 1. Road Infrastructure

The proposed nursing home development will be served by Clair Road East a 2 lane arterial road with an urban cross section. During recent reconstruction of Clair Road East, accommodation for a future sidewalk was considered in the right-of-way layout.

The driveway to this proposed development from Clair Road East will be privately owned and maintained and should be designed to comply with the Ontario Building Code for fire truck access.

The proposed eight residential lots will be served by Goodwin Drive, a 2 lane local road with a full urban cross section and a sidewalk located on both sides of the road.

## 2. Municipal Services

The following services are available on Goodwin Drive fronting the subject lands: 250mm watermain and a 200mm local sanitary approximately 3.25 to 3.5 metres deep. The storm sewer on Goodwin Drive is to be extended westerly approximately 60 metres to provide a storm connection to the long term care facility.

The owner shall be required to pay the proportionate share of the established Clair Road East upgrades (\$741.01 per metre frontage). Any proposed service laterals as well as the required storm sewer extension will also be at the developer's expense.

## 3. Storm Water Management

This site is within a drainage area that has been accommodated in the storm water management design for Westminster Woods East Subdivision, Phase 2. The ponds that were built in this phase provided an Enhanced

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Community Design and Development Services

T 519-837-5504  
F 519-822-6194  
engineering@guelph.ca

# MEMO

Level water quality as described in the MOE's Storm Water Management Planning and Design Manual, for all of the contributing drainage areas. Any future site plan application should include a storm water management report that confirms a projected flow rate less than or equal to the allowable outlet rate provided by the City.

## 4. Recommended conditions of Approval

We recommend the following conditions for approval of this proposed Zone Change Amendment:

1. Prior to site plan approval and prior to any construction or grading on the lands, the developer shall submit a detailed Storm water Management Report and plans to the satisfaction of the City Engineer which demonstrates how storm water will be controlled and conveyed.
2. That the developer grades, develops and maintains the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the City Engineer. Furthermore, the owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system, and that the storm water management system was approved by the City and that it is functioning properly.
3. Prior to site plan approval and prior to any construction or grading on the lands, the developer shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
4. The developer shall pay to the City the actual cost of constructing and installing any service laterals required and furthermore, prior to site plan approval, the developer shall pay to the City the estimated cost of the service laterals, as determined by the City Engineer.
5. The developer shall pay to the City the actual cost of constructing and installing the storm sewer required to service the property from Goodwin Drive and furthermore, prior to site plan approval and prior to any construction or grading on the lands, the developer shall pay to the City the estimated cost as determined by the City Engineer of constructing the  $\pm$  57.0 m of storm sewer required to service the property.
6. The developer shall pay to the City the actual cost of the construction of the new access and the required curb cut, prior to site plan approval and prior to any construction or grading on the lands, the developer shall pay to the City the estimated cost as determined by the City Engineer of constructing the new access/private road and the required curb cut.
7. Prior to any development of the lands, the developer shall pay the frontage charge for the Clair Road East upgrades of \$741.01 per metre for 116.129 metres

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F 519-822-6194  
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# MEMO



8. Prior to any development of the lands, the developer shall pay the flat rate charge established by the City per metre of road frontage to be applied to tree planting for the said lands.
9. That the developer makes satisfactory arrangements with Union Gas for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the development of the lands.
10. That all electrical services to the lands are underground and the developer shall make satisfactory arrangements with Guelph Hydro Electric Systems Inc. for the servicing of the lands, as well as provisions for any easements and/or rights-of-way for their plants, prior to the development of the lands.
11. That all telephone and Cable TV service to the lands be underground and the developer shall enter into a servicing agreement with Bell Canada providing for the installation of underground telephone service prior to development of the lands.
12. That prior to the passing of the zone change by-law, the owner shall enter into an agreement with the City, registered on title, satisfactory to the City Solicitor, covering the conditions noted above and to develop the site in accordance with the approved plans and reports.

Engineering Services  
Community Design and Development Services

T 519-837-5604  
F 519-822-6194  
engineering@guelph.ca

# MEMO

To: Katie Nasswetter, Senior Development Planner  
From: Carrie Musselman, Environmental Planner  
CC: Rory Templeton, Park Planner  
Department: Development and Parks Planning, Community Design and Development Services  
Date: July 18, 2008  
Subject: 410 Clair Road East (ZC0804)  
(Pt. Lt 10, Conc. 8 Puslinch Twp., Blk. 175, Plan 61M-143, Guelph)  
Proposed nursing home and eight residential lots  
Tree Conservation Report

I have reviewed the Tree Conservation Report prepared by Ron Koudys Landscape Architect dated June 2008 with cover letter dated June 27, 2008 prepared and submitted as part of the rezoning application for the above noted property and provide the following comments:

- Drawing No.: AG1 prepared by Gamsby and Mannerow Engineers dated June 2008 as part of the Tree Conservation Report identifying areas of cut and/or fill must be amended (i.e. remove overlay of proposed Extendicare development) illustrating all trees on the Extendicare portion and the residential portions of the subject property (as per the Tree Conservation Report).
- A separate Drawing needs to be provided illustrating the proposed Extendicare development and proposed building envelopes for the residential lots overlaid on the proposed cut and/or fill including all trees on the subject property (as per the Tree Conservation Report).
- The Tree Inventory Chart needs to note the DBH measurement (i.e. mm or cm).
- Understanding that development of the site will require the removal of all trees I strongly recommend that conditions be imposed through the rezoning to ensure maximum tree compensation occurs both on the Extendicare and Residential properties.
- A meeting with park planners and myself to establish such conditions is recommended.

# INTERNAL MEMO



DATE June 19, 2008  
TO Katie Nasswetter  
FROM Rory Barr Templeton  
DIVISION CDDS  
DEPARTMENT Parks Planning  
SUBJECT 410 Clair Road East \_ File ZC0804

Parks Planning has reviewed the application for the above noted Zoning By-Law Amendment Application (dated June 13, 2008) and offers the following comments:

## 1. Zoning By-law Amendment Review:

Parks Planning has no concerns with the proposal to amend the existing Agricultural Zoning to R.4A fronting Clair Road and R.1D fronting Goodwin Drive.

## 2. Cash in-lieu of Parkland Dedication Requirement:

The developer shall be responsible for paying a 2% cash-in-lieu of parkland dedication payment for the entire development, in accordance with the City of Guelph By-law (1989)-13410, as amended by By-law (1990)-13545, or any successor thereof, prior to the issuance of any permits.

Rory Barr Templeton  
Parks Planner

CDDS  
Parks Planning

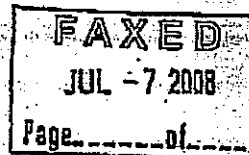
T:519-822-1260 x-2436  
F:519-837-5640  
E:rory.templeton@guelph.ca

File # T:\ParksPlanning\Park Planning\PLANNING\SOUTH DISTRICT\Zoning By-Law & Official Plan Amendments



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

July 4, 2008



Ms. Katie Nasswetter  
Development Planner  
City of Guelph  
Planning Division  
59 Carden Street  
Guelph, ON N1H 3A1

Dear Ms. Nasswetter:

Re: 410 Clair Road East - Proposed Zoning By-law Amendment from the  
Agriculture (A) Zone to a Specialized R-4A and R-1D Single Detached  
Residential Zones to allow a Nursing Home and 8 Residential Lots  
(File ZC0804)

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

1. The hydro service for the nursing home will be supplied underground from an existing overhead pole line on Clair Road East.
2. The hydro services for the residential lots will be underground supplied from Goodwin Drive except for a pad-mounted transformer.
3. A low-profile, pad-mounted transformer for the residential lots may be located in the boulevard provided the boulevard width is not less than 3.0 metres wide. Otherwise, we will require a 3.0 metre by 3.0 metre easement for the transformer on the lots.
4. A minimum distance of 1.5 metres must be maintained between any dwelling units and pad-mounted transformers.
5. A minimum distance of 1.5 metres must be maintained between any driveway location and existing hydro/street light poles. Any pole relocation to accommodate driveways would be done at the owner's expense.

Yours very truly  
GUELPH HYDRO ELECTRIC  
SYSTEMS INC.

  
M. A. Wittmund, P.Eng.  
Planning & Standards Engineer

ARM/gd



## UPPER GRAND DISTRICT SCHOOL BOARD

500 Victoria Road North, Guelph, Ontario N1E 6K2  
Phone: (519) 822-4420 Fax: (519) 822-9097

Martha C. Rogers  
Director of Education

July 8, 2008

PLN: 08-33  
File Code: R14  
Sent by: Mail & Fax

Katie Nasswetter  
Community Design & Development Services  
City Hall, 59 Carden Street  
Guelph ON, N1H 3A1

Dear Ms. Nasswetter:

**Re: 410 Clair Road East, Proposed Zoning By-Law Amendment  
Part Lot 10, Concession 8, Township of Puslinch and Block 175, Registered Plan 61M-143,  
City of Guelph  
Extendicare (Canada) Inc.**

Planning staff at the Upper Grand District School Board has received and reviewed the above application for a proposed zoning by-law amendment, dated June 13th, 2008. The plan proposes to create 8 single detached residential lots, and a three story, 192 bed nursing home.

The Planning Department at the Upper Grand District School Board does not object to the proposed amendment, subject to the following conditions;

- Education Development Charges shall be collected prior to the issuance of a building permit;
- The developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing parcel fabric and street network; and,
- That adequate sidewalks, lighting and snow removal is provided within the subdivision to allow children to walk safely to school or to a congregated bus stop.

Should you require additional information, please feel free to contact me at (519) 822-4420 ext. 822.

Sincerely,

Sarah Galliher  
Planning Technician

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## **SCHEDULE 9**

### **Public Notification Summary**

May 28, 2008	Application received by the City of Guelph
June 10, 2008	Notice of Application Sign posted on property
June 13, 2008	Notice of Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres.
June 13, 2008	Notice of Public Meeting advertised in the Guelph Tribune.
July 8, 2008	Public Meeting of City Council
September 22, 2008	Notification provided to persons providing comments or signed attendees at the Public Meeting that the matter will be on the Council meeting for a decision
October 6, 2008	City Council Meeting to consider staff recommendation