

# COUNCIL PLANNING AGENDA



**Council Chambers, City Hall, 1 Carden Street**

**DATE October 7, 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**

## PRESENTATION

a) None

## 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
60 Woodlawn East Proposed Official Plan and Zoning By-law Amendments (Files: OP1303/ ZC1310)- Ward 2	<ul style="list-style-type: none"> <li>Stacey Laughlin, Senior Policy Planner</li> </ul>	<ul style="list-style-type: none"> <li>John Valeriote</li> </ul>	<u>Delegations:</u> <ul style="list-style-type: none"> <li>Wayne Mathews</li> <li>Dr. Nicola Mercer</li> <li>Josie d’Avernas</li> <li>Marlene Raasok</li> <li>Dr. George Heckman</li> <li>Josie Bertelink</li> </ul> <u>Correspondence:</u> <ul style="list-style-type: none"> <li>Dr. Nicola Mercer</li> <li>Harold &amp; Johanna Postma</li> <li>A &amp; I Franssen</li> <li>Arend &amp; Maaike Roelofsen</li> <li>Elizabeth McKinnon</li> <li>Josie Bertelink</li> <li>Ruth Barnett</li> <li>Margaret Smith</li> </ul>	

55 Delhi Street Proposed Zoning By-law Amendment (File: ZC1309) Ward 2	<ul style="list-style-type: none"> <li>• Michael Witmer, Development Planner</li> </ul>	<ul style="list-style-type: none"> <li>• Scott Patterson</li> <li>• Robert Eilers</li> <li>• Jim Fryett</li> </ul>	<u>Delegations:</u> <ul style="list-style-type: none"> <li>• Jason Blokhuis</li> <li>• Edward Greig</li> <li>• Stephen Kilburn</li> </ul> <u>Correspondence:</u> <ul style="list-style-type: none"> <li>• Jason Blokhuis</li> <li>• Edward Greig</li> <li>• Laurel Bates</li> </ul>	
66 Eastview Road Proposed Zoning By-law Amendment (File: ZC1307) Ward 2	<ul style="list-style-type: none"> <li>• Chris DeVriendt, Senior Development Planner</li> </ul>	<ul style="list-style-type: none"> <li>• Paul Puopolo</li> </ul>		
1023 Victoria Road South - Proposed Draft Plan of Residential Subdivision (Phase 4 of the Kortright East Subdivision) and Associated Zoning By-law Amendment (File: 23T-01508 / ZC1306) Ward 6	<ul style="list-style-type: none"> <li>• Al Hearne, Senior Development Planner</li> </ul>	<ul style="list-style-type: none"> <li>• Nancy Shoemaker</li> </ul>		

### 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."

<b>COUNCIL CONSENT AGENDA</b>			
<b>ITEM</b>	<b>CITY PRESENTATION</b>	<b>DELEGATIONS (maximum of 5 minutes)</b>	<b>TO BE EXTRACTED</b>
CON-2013.29 151 Cityview Drive North – Proposed Zoning By-law Amendment (File: ZC1302) – Ward 1			
CON-2013.30 541 Edinburgh Road Demolition South – Ward 5			

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CON-2013.31 GMHI/GHI Shareholder Declaration			

**SPECIAL RESOLUTIONS**

**BY-LAWS**

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

**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 October 7, 2013

**SUBJECT 60 Woodlawn Road East  
Proposed Official Plan and Zoning By-law Amendments  
(Files: OP1303 & ZC1310)  
Ward 2**

REPORT NUMBER 13-58

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide planning information on applications requesting approval of Official Plan and Zoning By-law Amendments to permit a medical clinic use and a post secondary school use in addition to the uses currently permitted on the site. This report has been prepared in conjunction with the statutory public meeting for this application.

### KEY FINDINGS

Key findings will be reported in 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 applications, 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 13-58 regarding Official Plan and Zoning By-law Amendment applications by Wellings Planning Consultants Inc. to permit medical clinic and post secondary school uses in addition to the uses currently permitted for the property municipally known as 60 Woodlawn Road East, and legally described as Part of Lots 1 and 2, Concession 2, Division D, City of Guelph, from Planning, Building, Engineering and Environment dated October 7, 2013, be received.

# STAFF REPORT

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## BACKGROUND

Applications to amend the Official Plan and Zoning By-law have been received for the property municipally known as 60 Woodlawn Road East from Wellings Planning Consultants Inc. The applications would permit medical clinic and post secondary school uses in addition to the uses already permitted for this site. The applications were deemed complete on August 16, 2013.

### Location

The subject property has a site area of approximately 7.47 hectares and is located on the north side of Woodlawn Road East, east of Woolwich Street (see Location Map in Attachment 1). A development known as "The Village of Riverside Glen" currently exists on the subject property and consists of a retirement home and a long term care facility.

The subject property is accessed from Woodlawn Road East by way of an easement over the property known as 70 Woodlawn Road East, which is a supportive care apartment building. 72 Woodlawn Road East, a seniors' life lease apartment building, also uses the same access from Woodlawn Road East. These three properties appear to function as one 'village', however, are separately owned and managed.

Adjacent land uses consist of a commercial plaza to the west, agricultural lands to the north (in the Township of Guelph-Eramosa), the Speed River to the east, and Riverside Park to the south (across Woodlawn Road East).

### Existing Official Plan Land Use Designations and Policies

The Official Plan land use designations that apply to the subject property include "High Density Residential" and "Core Greenlands". The property is also subject to the "Non-Core Greenlands" overlay.

The "High Density Residential" designation permits multiple unit residential buildings, generally in the form of apartments. The net density of development is to occur between 100 units per hectare and 150 units per hectare with the exception that 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.

The "Core Greenlands" designation recognizes areas of the Greenlands System which have greater sensitivity or significance and development is generally prohibited. The westerly portion of this site is a Provincially Significant Wetland (PSW) and both the easterly and westerly areas of the site are identified as floodplain.

# STAFF REPORT



The "Non-Core Greenlands" overlay identifies areas that may contain natural heritage features, natural feature adjacent lands and natural hazard lands. These lands should be afforded protection from development. Development may occur on lands associated with the "Non-Core Greenlands" overlay in instances where an environmental impact study has been completed 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. The physical limits of the "Core Greenlands" designation and the "Non-Core Greenlands" overlay may be refined by more detailed mapping on individual properties or through the completion of an environmental impact study. In this instance, the areas of this site that are subject to the "Non-Core Greenlands" overlay identified on Attachment 2 have previously been evaluated and development has been permitted in these areas.

The relevant policies for the "High Density Residential" land use designation, the "Core Greenlands" land use designation, and the "Non-Core Greenlands" overlay are included in Attachment 2.

Official Plan Amendment 42 (under appeal), the City's new Natural Heritage System, identifies both the easterly and westerly portions of the site as Significant Natural Areas.

Official Plan Amendment 48 (under appeal), a comprehensive update to the City's Official Plan, currently designates the developed portion of the subject site "High Density Residential". This designation permits multiple unit residential development generally in the form of apartments at a density between 100 to 150 units per hectare.

## **Existing Zoning**

The subject property is zoned R.4B-3 (Specialized High Density Apartment) Zone and FL-1 (Specialized Floodway) Zone. Details of the existing zoning are included in Attachment 3.

## **REPORT**

### **Description of Proposed Official Plan Amendment**

The applicant's proposed Official Plan Amendment is to amend the "High Density Residential" land use designation to add a site specific policy to permit a medical clinic use and a post secondary school use in addition to the uses already permitted for this site. No amendment to the "Core Greenlands" land use designation or the "Non-Core Greenlands Overlay" is proposed.

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

The applicant is requesting to amend the R.4B-3 (Specialized High Density Residential) Zone to permit a medical clinic use and a post secondary school use in addition to the uses already permitted for this site. Additional regulations are proposed to limit the size of the medical clinic to a maximum gross floor area of 190m<sup>2</sup> and the post secondary school use to a maximum gross floor area of 464m<sup>2</sup>.

# STAFF REPORT



No other changes to the existing regulations are proposed at this time, however, through the review of this application an appropriate parking regulation for the post-secondary school use is to be determined as the City's Zoning By-law does not have a specific parking requirement for this use.

Further details of the proposed zoning are provided in Attachment 3.

## **Proposed Development**

The applicant's overall site concept plan is shown in Attachment 4.

The applicant is not proposing to construct new buildings to accommodate the medical clinic or post secondary school uses. However, a building addition is proposed to the existing Long Term Care Facility to accommodate a separate and exclusive entrance for the medical clinic. Both the medical clinic use and the post secondary school uses have been established on the site but are not permitted by the current Official Plan land use designation or the Zoning By-law. The effect of the current applications is to allow the medical clinic to continue to operate to serve both the residents of Riverside Glen and the broader community and further, to permit the existing classroom facilities associated with post secondary schools, known as 'living classrooms', to be located within the facility.

## **Current On-site Operational Issues**

As previously indicated, both the medical clinic and the post secondary school uses are operating on the site today. The medical clinic is located on the second level of the Long Term Care Facility and the post secondary school classrooms are located on the basement level of the Long Term Care Facility. Concerns have been raised with respect to the impact that the medical clinic is having on the Long Term Care Facility because it does not have a separate exclusive entrance and people from the broader community attending the medical clinic have access to areas of the Long Term Care Facility where people reside.

Legal Services has advised that the Medical Officer of Health and the College of Physicians and Surgeons have the authority to address health issues relating to the operation of the clinic. The Ministry of Health and Long Term Care does not have authority directly over the operation of the medical clinic, however, has authority with respect to how the medical clinic impacts the Long Term Care facility. The City of Guelph does not have authority to address any operational issues associated with the medical clinic, however, does have authority to regulate the uses permitted on the property in accordance with the provisions of the *Planning Act*.

The Ministry of Health and Long Term Care has issued a report with three orders identified for non-compliance around policy and procedure with infection control, outbreak management and complaint management. It is staff's understanding that the owners of the Riverside Glen facility are working to address these issues.

# STAFF REPORT



## Supporting Documents

The following reports and material have been submitted in support of the Official Plan and Zoning By-law Amendment applications:

- Planning Justification Report, dated July 31, 2013, by Wellings Planning Consultants Inc.
- Scoped Traffic Impact Statement, dated July 30, 2013, by Paradigm Transportation Solutions Limited.
- Overall Site Plan, dated July 12, 2013, by Cornerstone Architecture

## Staff Review

The review of these applications will address the following issues:

- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow Plan;
- Evaluation of the proposal against the land use designations and policies of the Official Plan, including any Official Plan Amendments;
- Consideration of the merits of the Official Plan Amendment;
- Review of the proposed zoning and need for specialized regulations;
- Consideration of the Planning Justification Report;
- Evaluation of the Scoped Traffic Impact Study;
- Community Energy Initiative considerations; and
- Consideration of cross jurisdictional matters and authority of municipality under the Planning Act.
- Consideration of comments and issues raised during the review of this application.

Once the application 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.

## FINANCIAL IMPLICATIONS

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

## COMMUNICATIONS

The Complete Application and Public Meeting Notice was mailed on August 23, 2013 to local boards and agencies, City service areas and property owners within 120 metres of the subject site for comments. These applications were circulated to the Wellington-Dufferin Guelph Public Health Unit, the Medical Officer of Health, the Ministry of Health and Long Term Care, and the Waterloo Wellington Local Health Integration Network. In addition, the Riverside Glen Family Council and Riverside Glen Residents Council have also been circulated these applications.

The Notice of Public Meeting was advertised in the Guelph Tribune on September 12, 2013. Notice of the applications has also been provided by signage on the site.

# STAFF REPORT



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## ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Existing Official Plan Land Use Designations and Policies

Attachment 3 – Existing and Proposed Zoning and Details

Attachment 4 – Overall Site Plan

### Report Author

Stacey Laughlin  
Senior Policy Planner

### Approved By

Sylvia Kirkwood  
Manager of Development Planning

Original Signed by:

Original Signed by:

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### Approved By

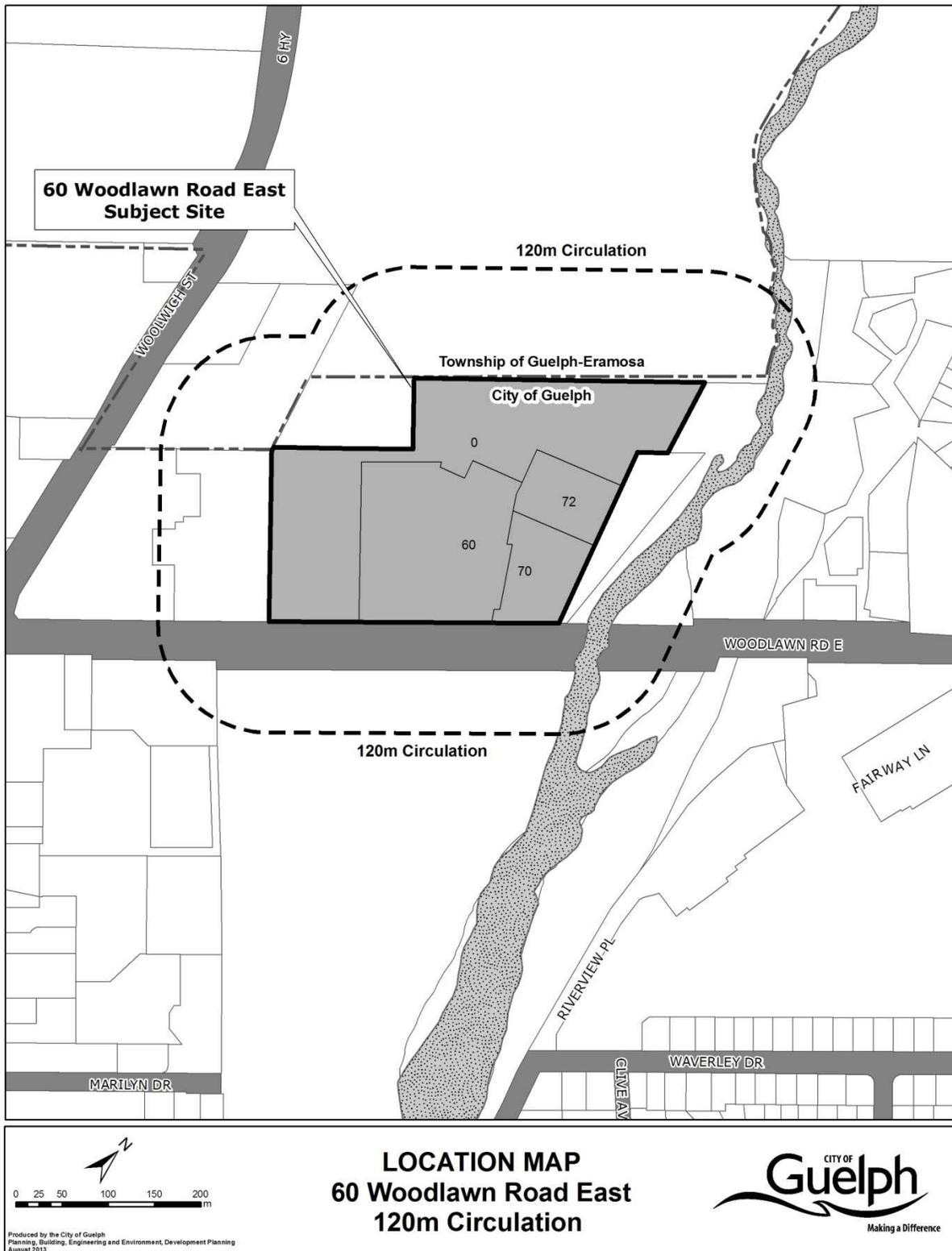
Todd Salter  
General Manager  
Planning Services  
519.822.1260, ext. 2395  
todd.salter@guelph.ca

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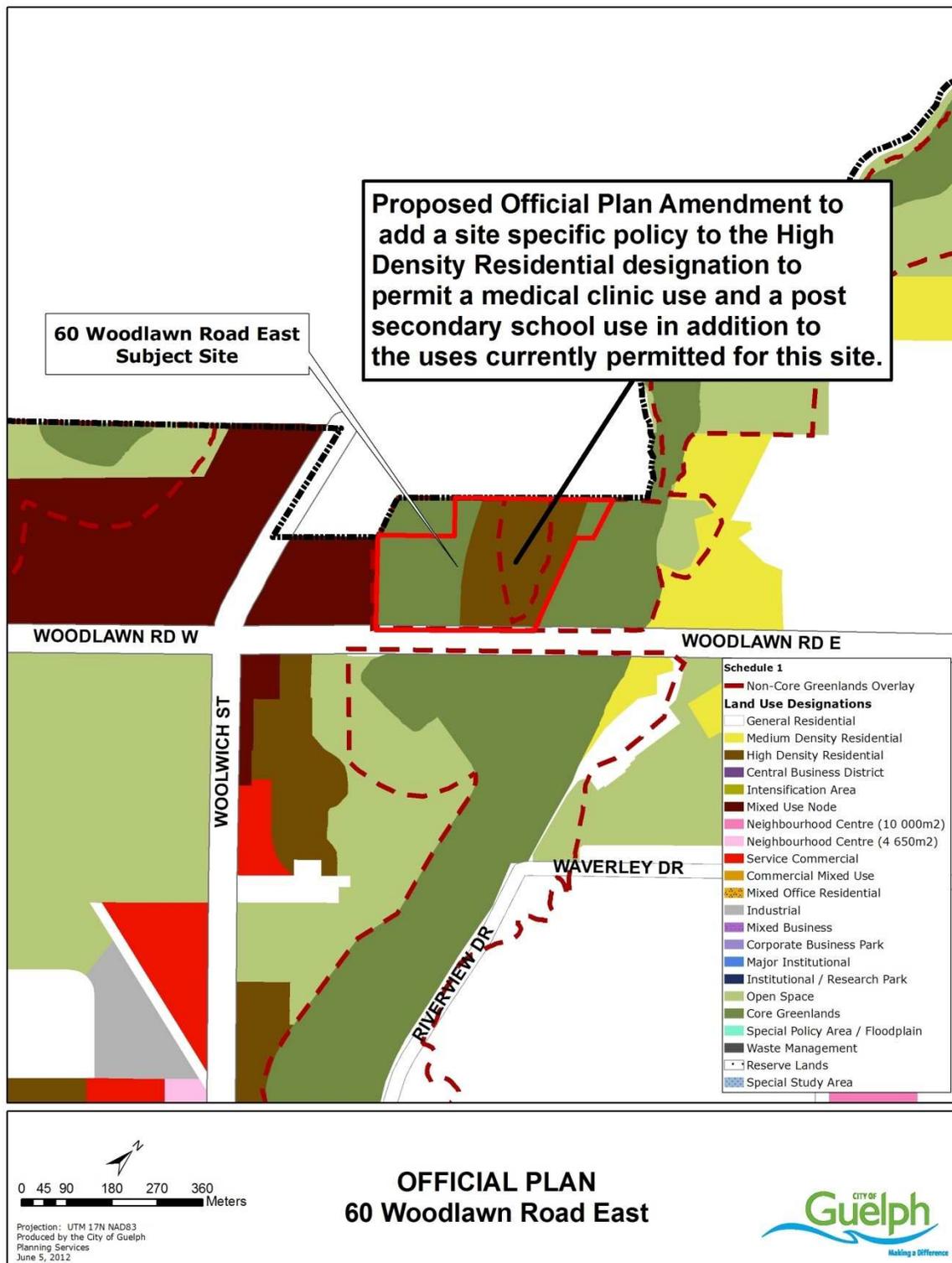
### Recommended By

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

## Attachment 1 – Location Map



## Attachment 2: Existing Official Plan Designations and Policies



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## Attachment 2 (continued) Existing Official Plan Designations and Policies

### 'High Density Residential' Land Use Designation

- 7.2.41 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:
- High density housing forms in new growth areas to assist in providing opportunities for *affordable housing*;
  - Greater housing densities that are supportive of transit usage adjacent to major roads forming the existing and future transit network;
  - A variety of housing types and forms to be situated throughout all areas of the community; and
  - 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:
- That the proposal is located in proximity to major employment, commercial and institutional activities; and
  - That the proposal is located on an arterial or collector road.
- 7.2.46 Within the "High Density Residential" designation on the University of Guelph lands on the east side of Edinburgh Road South, development will comply to special standards established in the Zoning Bylaw to recognize this area as an integrated housing complex comprised of individual apartment buildings on separate parcels.
- In spite of the maximum density provisions of Policy 7.2.43, net density of residential development on the lands known municipally as 400, 420 and 430 Edinburgh Road South shall not occur at a density of less than 73 units per hectare and shall not exceed 150 units per hectare.
- 7.2.47 In spite of the maximum density provisions of Policy 7.2.43., the density of residential development on the lands known municipally as 1440-1448 Gordon Street shall not occur at a density of less than 120 units per hectare and shall not exceed a density of 130 units per hectare.

7.2.47 In spite of the provisions of Policy 7.2.41 and 7.2.43, the development of a semidetached dwelling shall be permitted at 133/135 Bagot Street at a density of 30 units per hectare.

## 'Core Greenlands' Land Use Designation & 'Non-Core Greenlands' Overlay

### 7.13 Greenlands System

The Greenlands System represents a planning framework which recognizes that *natural heritage features* and their associated landscapes need to be considered in a holistic manner in order to provide a comprehensive and integrated approach for conservation and enhancement.

The Greenlands System is intended to include those *features* and areas which, are part of the City's *natural heritage* as well as areas in which *natural hazards* may pose a threat to public safety. These often inter-related areas include:

- wetlands;
- forestry resources;
- streams and valleys;
- ponds;
- areas of natural and scientific interest;
- fish, wildlife and plant habitats;
- flood plains and hazard lands;
- habitat areas for endangered and threatened species.

### Objectives

- a) To outline a comprehensive natural heritage system – Greenlands – containing landscapes, resources and *ecological functions* that are essential to environmental and public health in the City.
- b) To recognize the many important and inter-related *functions* of our natural environmental system, and to encourage its protection and enhancement.
- c) To provide for the careful conservation of our land, animal, plant, water and air resources to provide a healthy, prosperous and enjoyable community.
- d) To include within the system those certain parts of the City including *flood plains* and areas of steep slopes, erosion hazards and unstable soils that may pose safety and property damage constraints to people and their activities.
- e) To acknowledge that the system also has a spiritual value providing visual pleasure, tranquility, recreation and renewal, essential to human health and well being.
- f) To acknowledge that the system has an economic value related to tourism, recreation and community vision, which is sustainable if properly managed.

### 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.

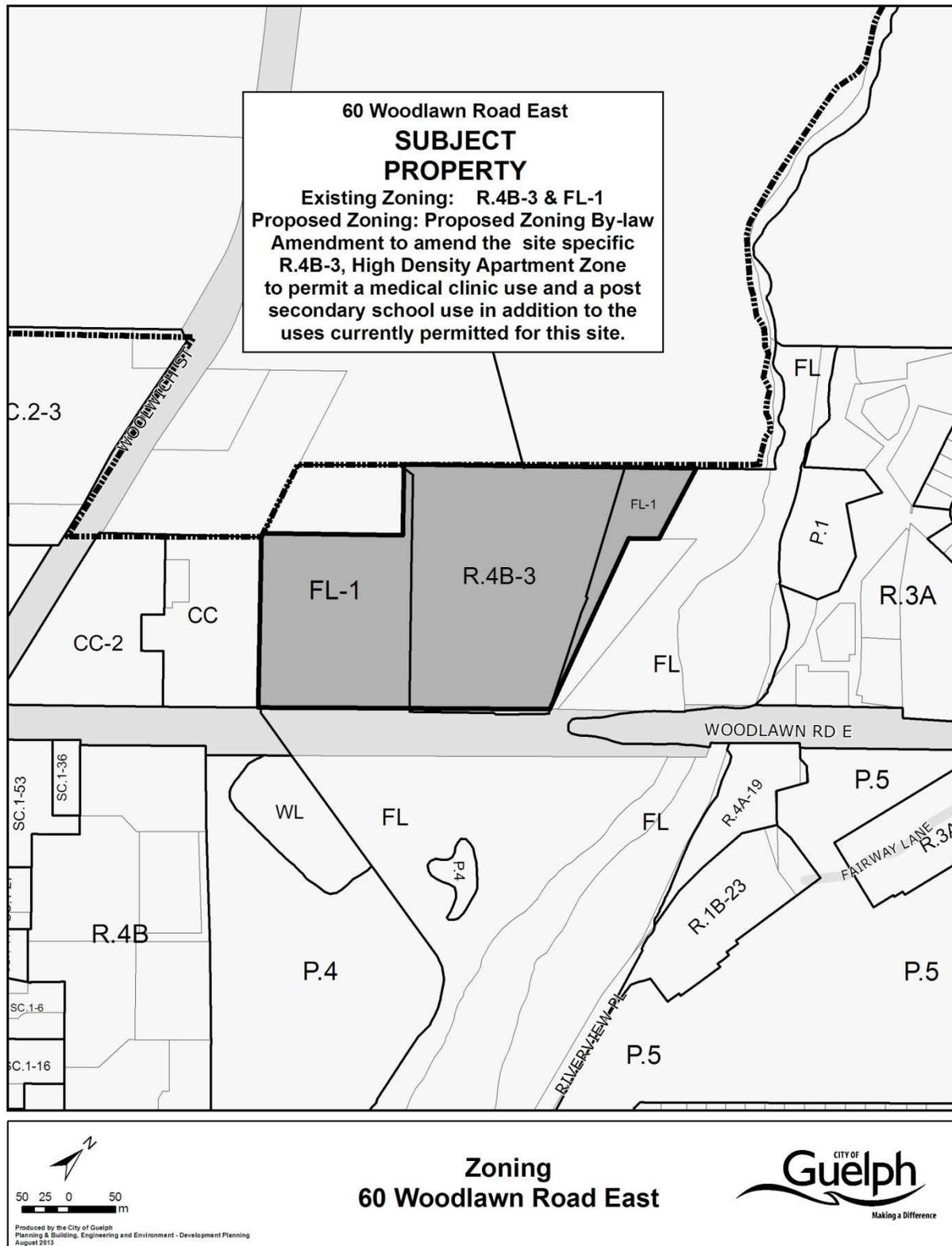
7.13.6 *Development* may occur on lands associated with the Non-Core Greenlands overlay consistent with the underlying land use designation in instances where an environmental impact study has been completed as required by subsection 6.3 of this Plan, and it can be demonstrated that no *negative impacts* 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.

## Interpretation Considerations

- 7.13.9 The physical limits of the 'Core Greenlands' designation and Non-Core Greenlands overlay on the various Schedules to this Plan may be subsequently refined by more detailed mapping on individual properties or through the completion of *scoped* and *comprehensive environmental impact studies*. It is intended that, in circumstances where more detailed mapping is available, this Plan will be interpreted as applying to the most recent information available.
- 7.13.10 The boundaries of the Greenlands System are approximate. The completion of environmental impact studies will be used to determine the exact limits of *development* and areas to be afforded protection. In instances where an approved environmental impact study adjusts the boundaries of the 'Core Greenlands' designation or the Non-Core Greenlands overlay, the land use policies of the adjacent or underlying designation will apply.

## Attachment 3: Existing and Proposed Zoning



## Attachment 3 (continued): Existing Zoning Details

### R.4B-3 (Specialized High Density Apartment) Zone

#### Permitted Uses

Senior citizen Apartments or senior citizen Townhouses  
Seniors' rest home  
Seniors' Nursing Home  
Apartment Building  
Townhouses  
Religious Establishment  
Accessory Uses in accordance with Section 4.23

#### Regulations

##### Senior Citizen Apartments, Apartments, Nursing Home, Seniors' Rest Home

All regulations of the R.4B Zone as specified in Section 5.4.2 shall apply with the following exceptions:

##### **Minimum Front Yard**

15 metres

##### **Minimum Side Yard**

In addition to the provisions of Row 8 of Table 5.4.2, any building or structure built adjacent to the Speed River shall have a minimum easterly side yard of 1.5 times the total building height.

##### **Off-Street Parking**

- a) Despite Section 4.13.4, the minimum number of parking spaces shall be in accordance with the following requirements for the uses specified below:  
  
Senior Citizen Apartments – 0.4 Parking Spaces per unit  
Nursing Home or Rest Home – 0.2 Parking Spaces per unit
- b) Despite Section 4.13.2, parking may be provided within the required side yards but not within 3 metres of any lot line.

##### **Buffer Strips**

The Buffer Strip in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph

##### Senior Citizen Townhouses and Townhouses

All regulations of the R.3A Zone as specified in Section 5.3.2 shall apply with the following exceptions:

##### **Off-Street Parking**

Despite Section 4.13.4, the minimum number of parking spaces for one-bedroom senior citizen townhouses shall be 0.4 parking spaces per townhouse unit

##### **Buffer Strips**

The buffer strip in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph

##### Religious Establishments

All regulations of the I.1 Zone as specified in Section 8.1.2 shall apply with the following exceptions:

##### **Buffer Strips**

The buffer strip in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph

##### **Minimum Rear Yard**

14 metres

### FL-1 (Specialized Floodway) Zone

#### FL Permitted Uses

Conservation Area  
Flood Control Facility

# STAFF REPORT



Municipal Services and public utilities, excluding essential emergency services such as: police department, fire department and ambulance service  
Outdoor Sportsfield Facilities (approved by the Grand River Conservation Authority)  
Picnic Area (no limit on number of tables)  
Recreation Trail  
Wildlife Management Area

## **FL-1 Permitted Uses**

In addition to the Uses listed in Section 12.2.1, the following shall also be permitted in the FL-1 Zone:

A private road  
Day use parking at the existing grade  
Dry land access road bed for emergency evacuation purposes to service the R.4B-3 Zone

## **Regulations**

No buildings or structures or placement of fill is permitted within the Floodway Zone except when associated with flood or erosion control measures approved by the Grand River Conservation Authority. Notwithstanding the above, buildings or structures associated with a municipal sewage treatment facility shall be permitted within the Floodway Zone subject to the approval of the Grand River Conservation Authority.

Any expansion, reconstruction, or extension of any existing use shall be subject to the 'Fill, Construction and Alteration to Waterways' regulation of the Grand River Conservation Authority, and in consultation with the Ministry of Natural Resources.

Buildings and Structures within the Floodway Zone which existed legally prior to the passage of this By-law shall be deemed legal non-conforming.

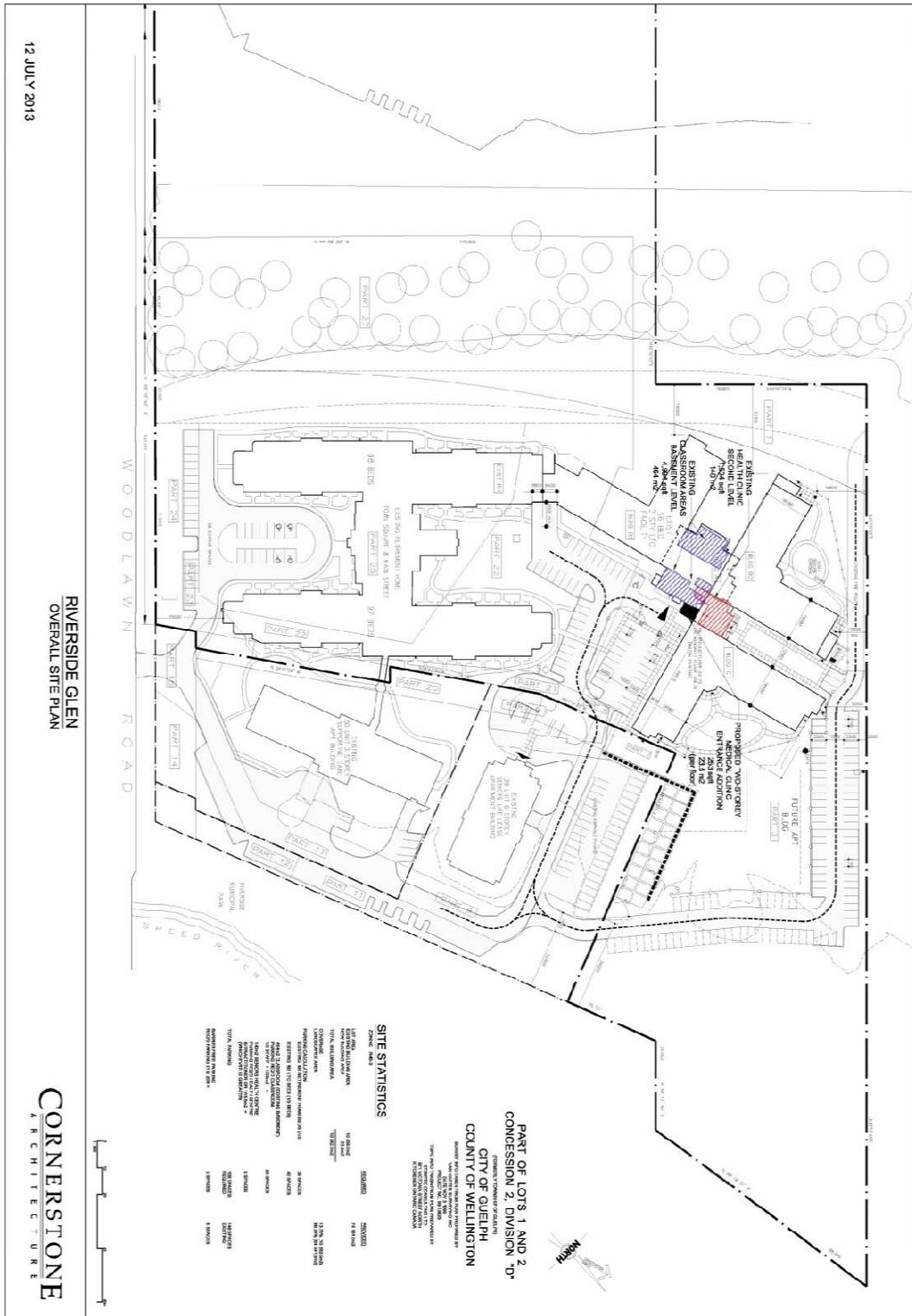


# STAFF REPORT

## Attachment 3 (continued): Proposed Zoning Details

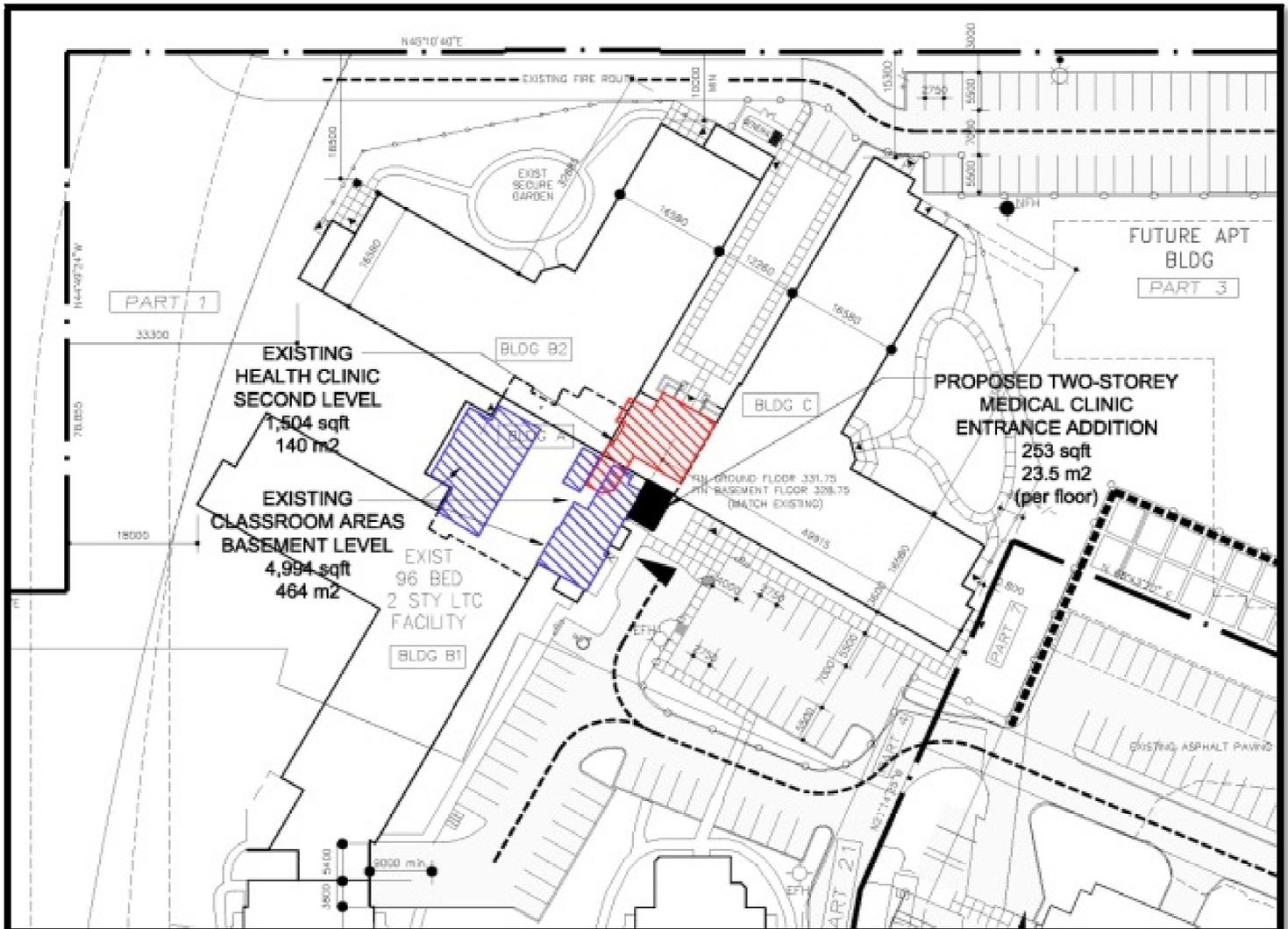
	Existing Zoning	Proposed Zoning
Regulation	Required in the Current R.4B-3 Zone	Requested in the Amended R.4B-3 Zone
Minimum Lot Area	650 m <sup>2</sup>	No change proposed
Minimum Lot Frontage	15 metres	No change proposed
Minimum Front Yard	15 metres for Seniors Apartment, Apartment, Nursing Home or Rest Home 6 metres for other permitted uses	No change proposed
Minimum Exterior Side Yard	6 metres	No change proposed
Minimum Side Yard	For Seniors Apartment, Apartment, Nursing Home or Rest Home the minimum easterly side yard shall be 1.5 times the total building height for any building or structure built adjacent to the Speed River. For other permitted and side yards not adjacent to the Speed River, the minimum side yard requirement is ½ the building height, but not less than 3 metres	No change proposed
Minimum Rear Yard	20% of the Lot Depth or ½ the building height, whichever is greater, but in no case less than 7.5 metres	No change proposed
Off-Street Parking	Various requirements based on use in accordance with Section 4.13 and the Specialized Regulations for the R.4B-3 Zone Required parking for the post secondary school use to be determined through this application	The appropriate parking requirement for the post secondary school use is to be determined through the review of this application
Maximum Building Height	10 storeys	No change proposed
Maximum Density	150 units per hectare	No change proposed
Minimum Distance between Buildings	In accordance with Section 5.4.2.2	No change proposed
Minimum Common Amenity Area	In accordance with Section 5.4.2.4	No change proposed
Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1-4 Storeys and 40% of the Lot Area for Building Heights from 5-10 Storeys	No change proposed
Floor Space Index (FSI)	1.5	No change proposed
Buffer Strips	Subject to Site Plan Approval	No change proposed
Accessory Buildings or Structures	In accordance with Section 4.5	No change proposed
Garbage, Refuse Storage and Composters	In accordance with Section 4.9	No change proposed
Fences	In accordance with Section 4.20	No change proposed

## Attachment 4: Proposed Development Concept



# STAFF REPORT

## Attachment 4: Proposed Development Concept - Details



### Site Statistics

		Required	Provided
Lot Area			74,724m <sup>2</sup>
Existing Building Area	10,259m <sup>2</sup>		
New Building Area	23.5m <sup>2</sup>		
Total Building Area	10,282.5m <sup>2</sup>		
Coverage			13.76%
Landscaped Area			86.24%
<u>Parking Calculation</u>			
Existing 195 Retirement Home Beds		39	
Existing 192 LTC Beds		40	
464m <sup>2</sup> Classroom		TBD	
140m <sup>2</sup> Medical Clinic		9 spaces	
Total parking		88 + classroom spaces	146 spaces
Barrier Free Parking		2 spaces	6 spaces



## Public Health

September 26, 2013

DELIVERED VIA E-MAIL [clerks@guelph.ca](mailto:clerks@guelph.ca)

City of Guelph  
CITY HALL  
1 Carden Street  
Guelph, ON N1H 3A1

Attention: City Clerk's Office

Dear Sirs/Mesdames:

**Re: Proposed Official Plan and Zoning By-Law Amendments, 60 Woodlawn Rd., E.,  
Guelph – Your File No. OP1303/ZC1310**

Wellington-Dufferin-Guelph Public Health ("Public Health") is strongly opposed to the Official Plan Amendment and Zoning By-Law Amendment sought by Schlegel Villages Inc. for the Village of Riverside Glen. Public Health is responsible for administering the inspections, compliance and enforcement under the *Long-Term Care Homes Act, 2007, S.O. 2007, Chapter 8, as amended*. The Preamble to the Act and the fundamental principle set out in Section 1 of the Act provide that a Long-Term Care Home is primarily the home of the Residents and is to be operated so that it is a place where they may live with dignity and security, safety and comfort and have their physical, physiological, social, spiritual and cultural needs adequately met. The Preamble further states that it should provide a safe, comfortable, homelike environment, and support a high quality of life for all residents of Long-Term Care Homes.

Wellington-Dufferin-Guelph Public Health does not oppose the overall vision of an integrated Health Centre but is strongly opposed to this model on the existing site and existing facility as it was designed and built. It is a Public Health concern that if the amendments are granted by the City of Guelph, a precedent will be set for the inclusion of public medical clinics and post secondary schools inside of Long-Term Care facilities across the Wellington-Dufferin-Guelph area and possibly through the Province without consultation and consideration of the specific public health concerns and requirements for this model. If the amendments are granted as requested, the classroom space may end up being used by students that have no involvement with seniors' health or support. A clear example is that the students enrolled in an Early Childhood Education (ECE) program at Conestoga College were advised in writing that they were to report to the classrooms at Riverside Glen. I have attached to this letter a copy of the two notices that one of the students received showing ECE classes would be held at Riverside Glen. The location of the classroom was changed after public health investigated but the intent is clear. Since an ECE program offers no training or skills for resident care, it certainly would not constitute an appropriate use of those classrooms but would be permissible under the proposed zoning amendment.

Head Office:

474 Wellington Road 18, Suite 100

RR #1 Fergus, ON N1M 2W3

T: 519.846.2715

1.800.265.7293

F: 519.846.0323

[www.wdghu.org](http://www.wdghu.org)

[info@wdghu.org](mailto:info@wdghu.org)

A Long-Term Care Home is the Residents' home and the common areas are provided for the residents and their family members, as well community members that provide a service or benefit to the residents. In no way can ill members of the public, accessing a primary care medical clinic who have been observed and reported as using these spaces, offer any benefit to the residents. Public Health's concern is the accessing of these common areas by ill members of the public introduces the risk of transmitting infectious diseases (influenza, norovirus) to vulnerable residents. Public Health has had several complaints about the students, as well, using the residents' common area for students' purposes and making this recreational space unusable and unavailable for residents and their families. This also increases the risk of infections being transmitted to the vulnerable resident population. Public Health has received confirmation from Marlene Raasok, the Executive Dean of the School of Health & Life Sciences, and Community Services Conestoga College, that the students of the Personal Support Worker (PSW) and Practical Nursing (PN) programs are encouraged to have influenza immunization but are not required to be immunized to enter the program or the Riverside Glen classrooms, or to work on the floors. This is a matter of serious concern to Public Health.

Public Health has received verbal and written complaints from the residents' families regarding the lack of dignity, safety and privacy for their loved ones as clinic patients and staff access the clinic and pass through the residents' seating and gathering areas. We refer you specifically to Section 3 of the *Long-Term Care Home Act* which contains the residents' Bill of Rights. In addition to each resident having the right to live in a safe and clean environment, the Bill of Rights also provides for the right to be treated with courtesy and respect. The shared use of the common spaces allows members of the public to view residents and ascertain their medical conditions and breaches the residents' right to confidential health information and privacy. Again the constant traffic of clinic patients and the clinic staff through common doors, hallways and common areas presents opportunities for infectious agents to be introduced into the home.

While Public Health appreciates the Schlegels' philosophy that seniors should be able to be involved in community activities within the broader community, residents should be provided those opportunities only if they so choose. Bringing the public into the residents' home against and over many of the residents and their families' objections provides no choice to the residents. It is an infringement of the residents' privacy, dignity and safety and poses a risk with respect to infectious diseases.

Representatives of Public Health have attended a number of meetings where it has been acknowledged that no residents of the Long-Term Care Home are patients of the medical clinic (August 28, 2013 personal communication meeting between public health, Dr. Spadafora and VRG Administration) and therefore it provides no medical benefit to the onsite residents. The co-location of this clinic does not provide integrated health care for the Long-Term Care seniors. Medical care is provided to the Long-Term Care residents by a group of dedicated physicians who attend the home and see and treat the Long-Term Care residents in the privacy of their rooms.

The numbers set out in the planning justification report provided by Schlegel Villages Inc. contains information that we believe is incorrect. In fact the intake for September is 70 students into the Living Classroom being 24 PSWs and 48 PNs. The administration team of the home admitted in a meeting on August 28<sup>th</sup>, that there were too many students to all be placed at Riverside Glen so some students would be doing practical experience at other facilities and coming to Riverside Glen for classes and the skills lab. There is no tracking of students so that if they are placed at a facility that goes into outbreak, they can show up in the classroom the next day at Riverside Glen. These students are not required to have influenza immunization, as indicated earlier, and since they are not excluded for any incubation period of disease they could introduce that infectious disease to the classroom and spread it through the basement level to laundry and kitchen staff, with the infectious disease travelling throughout the facility.

The proposed health centre and classrooms lack parking services to support their operation. The Health Centre has taken 8 prime parking spaces from residents and their families which has a negative impact on those who wish to visit but have mobility problems. The clinic lacks an accessible washroom and clinic patients who require a barrier-free facility are directed to a barrier-free washroom in the Long-Term Care Home. The medical clinic has no separate ventilation system and does not have a dedicated elevator or contingency plans in the event of an elevator failure. The Medical Clinic has no staff area for meals and breaks and the clinic staff have been reported as using resident areas and equipment inappropriately. Family members have reported the clinic staff using a resident area microwave and recognized this as an infection control issue.

The flow of clinic staff from a treatment area to a residential area violates infection control principles as well as reinforces safety and privacy concerns. Any benefit provided by having PSW and PN classrooms does not outweigh the greater risk that results from not being able to apply appropriate infection control principles and policies. It would be more appropriate to locate these premises within the retirement home portion of the complex or more ideally in a separate free-standing building on the grounds which would decrease the risk to the residents. The principles of separate access, separate ventilation, separate parking lot where there is no infringement on safety, security, privacy or infection control are demonstrated in Fergus with the integration of WDG Public Health and the Long Term Care Facility Wellington Terrace.

Given the current location of the medical clinic it will make it difficult to manage outbreaks of infectious diseases in the Long-Term Care Home. Public Health has advised both Riverside Glen and Dr. Spadafora that if there are any outbreaks involving two or more home areas, the medical office will be closed for the duration of the outbreak. Knowing that the medical clinic or classrooms would have to close during such outbreaks could raise the incentive of under reporting of disease at the Home to avoid this scenario. It is possible that outbreak organisms will be brought into the Long-Term Care Home by clinic staff or clinic patients during the influenza and norovirus season and that the residents living in the home are unnecessarily exposed because of how clinic patients and staff get to the medical clinic located on the second floor of the Long-Term Care Home. This location requires patients and staff to move through the home using hallways, elevators, doors and handrails that are used by the residents and the Long-Term Care Home staff.

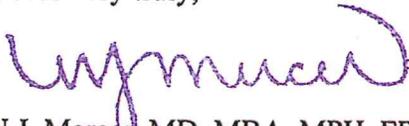
Public Health orders have been issued by Wellington-Dufferin-Guelph Public Health as well as the Ministry of Health and Long-Term Care Performance Improvement and Compliance Branch. These orders were necessitated after repeated communications regarding concerns about the Long-Term Care Home went unaddressed and unresolved by Riverside Glen and the Medical Clinic. Public Health served a Section 13 order to the Medical Clinic in early August to order that the reception window be permanently sealed and that the clinic door be kept closed at all times between patient entries. This order was to address complaints from family members and the risk posed by the shared air between the clinic and resident areas. Although this order decreases the risk from shared air, it does not eliminate the risk and only completely separate ventilation systems for the clinic and home would eliminate the risk.

The Public Health disputes that in any way the Health Centre and Living Classroom uses are incidental to and represent appropriate and compatible land uses for the subject land. Because of the nature and location of the Health Centre and Living Classroom uses, these negatively affect the quality of life experience by seniors in their final years and compromise their rights to privacy, safety and dignity. Infectious disease risk for all residents' increases with each medical patient and student that enters the facilities for purpose other than activities dedicated to residents' services. Public Health takes the position that the Medical Clinic is a private physician's office which serves the general community, and the proposed living classrooms are incompatible uses with this Long-Term Care Home.

Public Health does not oppose the Schlegel vision of an integrated Health Centre if it could be achieved as proposed without risk to the residents. The current model has unresolvable logistical and infection control issues that are of serious concern to Public Health. Public Health's position is that the current model poses an infectious disease risk to the vulnerable residents of the Long-Term Care Home and that it is imperative that the Health Centre be strategically relocated to minimize risk. A better model that would protect the health of the residents living in the Long-Term Care Home would be to have the Medical Clinic and classrooms completely separate from the Long-Term Care facility. This could be achieved by locating the classrooms and the clinic in the Retirement Home side of the facility or in a stand alone building on the property or in a new Long-Term Care Home utilizing the same principles demonstrated at Wellington Terrace in Fergus.

Public Health remains strongly opposed to the granting of the Official Plan Amendment and Zoning By-Law Amendment requested by Schlegel Villages Inc. for all of the reasons set out above.

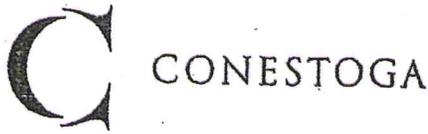
Yours very truly,



N.J. Mercer MD, MBA, MPH, FRCPC  
Medical Officer of Health, CEO

Attachment

c.c. Amanda Rayburn, Chair, WDGPH BOH – via e-mail



299 Doon Valley Drive  
 Kitchener, Ontario  
 N2G 4M4

**Office of the Registrar  
 Confirmation of Registration**

Student #: \_\_\_\_\_  
 Date: 2013-08-27

Course: ECE1500 - Child Development I  
 Section: 2 - Guelph  
 Fee Type: Regular

Course Hours: 42  
 Start Date: 2013-09-10  
 End Date: 2013-12-10

Bill Description	Amount
Apprenticeship Confirmation Fee	\$60.57
HST	\$7.87
Resource Enhancement Fee	\$6.40
<b>Total</b>	<b>\$74.84</b>

**Refund Policy for the Course**

No later than 14 calendar days AFTER start date.

Day	Time	Length	Start Date	End Date	Location/Room
Tue	6:30 pm	3	2013-09-10	2013-12-10	Village of Riverside Glen, Guelph

Purchase text at Doon bookstore.

**Save time and ORDER YOUR BOOKS ONLINE! We courier them to you!**

To order your course materials online and to get your personalized Booklist follow these steps: Go to <https://portal.conestogac.on.ca/StudentPortal> and log in to the student portal. Choose the Services tab and click Bookstore in the top-left. Select your term and press 'search for textbooks.' Order all or some of your textbooks and have them couriered to you.

**Course Withdrawal with Refund**

To withdraw from a course and receive a refund, you must do so on the Conestoga College Student Portal or notify the Registrar's Office within the time period specified in the "Refund Policy" indicated above. A fee of \$25.00 is held. Additionally, it may be necessary for the College to hold monies for supplies, association fees, HST etc. A transfer to a different course is treated the same as a course withdrawal (the charge of \$25.00 is applicable, in addition to the course fees). Please Note: Refunds under \$5.00 are issued only upon request.

**Course Withdrawal Deadline date**

If you withdraw after the refund period but before you have completed 75% of the course delivery and notify the Registrar's Office before this date, a mark of "W" will be assigned for the course. If you withdraw after you have completed 75% of the course delivery, a mark of "F" will be assigned for the course. NOTE: Please contact the Registrar's Office at (519) 748-3550 for course withdrawal and course transfers. Failure to attend class does not constitute a withdrawal.

This Confirmation may be required for admission to computer labs and the learning resources centre. This is not an income tax receipt. Official tax receipts will be available in February on the Conestoga College Student Portal. HST Registration number R106966799



299 Doon Valley Drive  
Kitchener, Ontario  
N2G 4M4

**Office of the Registrar  
Confirmation of Registration**

Student #: \_\_\_\_\_  
Date: 2013-08-27

Course: ECE1510 - Creative Arts  
Section: 2 - Guelph  
Fee Type: Regular

Course Hours: 42  
Start Date: 2013-09-12  
End Date: 2013-12-12

Bill Description	Amount
Apprenticeship Confirmation Fee	\$60.57
HST	\$7.87
Resource Enhancement Fee	\$6.40
<b>Total</b>	<b>\$74.84</b>

**Refund Policy for the Course**

No later than 14 calendar days AFTER start date

Day	Time	Length	Start Date	End Date	Location/Room
Thu	6:30 pm	3	2013-09-12	2013-12-12	Village of Riverside Glen, Guelph

Purchase text at Doon bookstore.

**Save time and ORDER YOUR BOOKS ONLINE! We courier them to you!**

To order your course materials online and to get your personalized Booklist follow these steps: Go to <https://portal.conestogac.on.ca/StudentPortal> and log in to the student portal. Choose the Services tab and click Bookstore in the top-left. Select your term and press search for textbooks. Order all or some of your textbooks, and have them couriered to you.

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This Confirmation may be required for admission to computer labs and the learning resources centre. This is not an income tax receipt. Official tax receipts will be available in February on the Conestoga College Student Portal. HST Registration number R106966799

City of Guelph  
Mayor: Karen Farbridge and Counselors  
Planning Department

September 17, 2013

RECEIVED  
SEP 19 2013  
CITY CLERK'S OFFICE

Re: Official Plan and Zoning By-Law Amendment Application  
SCHLEGEL VILLAGES INC.  
The Village of Riverside Glen  
60 Woodlawn Road West  
City of Guelph

The issue at hand is the increased amount of **traffic, trucks and noise on the driveway** leading to the Village of Riverside Glen **through the driveway** from Woodlawn Rd E.

This driveway is part of the 70 and 72 Woodlawn Rd E **property** and at some time in the past a **Right a Way** was granted to Riverside Glen for the construction of 90 retirement homes. The amount of retirement/nursing units has since grown to 195 Units on this site not including the existing traffic such as tractor trailers, ambulances, fire trucks and the increase in continuous traffic for a 1000 patient medical clinic which comes and goes on a daily basis not to mention the increased traffic of Conestoga College students most of whom have no regard for the seniors driving or walking in the area. The driveway speed limit is posted at 15 km / hr. which is not obeyed by most of the traffic.

In the document named the Planning Justification Report sent to the City of Guelph (Page 17) states: "There are **no traffic** or parking issues resulting from these uses" as identified in the Traffic Impact Statement prepared by Paradigm

We wish to express our concerns in regards to the above mentioned Amendment application for Riverside Glen 60 Woodlawn Rd E. Guelph and disagree with the statement from Paradigm...

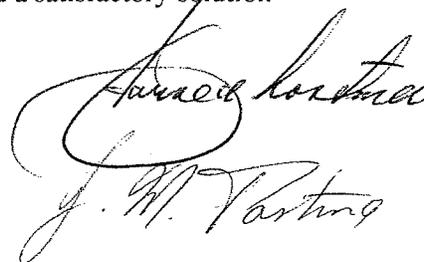
The residents of 70 and 72 Woodlawn Rd E have received no notification or consultation for these plans prior to receipt of the City of Guelph Planning Department notification of the amendment which was received on September 4, 2013.

We would like to see a resolution to the issues regarding our **driveway which Riverside Glen has received a right of way for in the past** by having Riverside Glen build there own private driveway on the West side of 60 Woodlawn Rd. East property.

In addition to the entrance to 60, 70 and 72 Woodlawn Rd. E. an **emergency escape route** was build to the North side of Riverside Glen. At this time this escape route is not useable as it is totally neglected and overgrown with weeds, trees and scrubs to the point of not even being able to use as a walking route. In the event of any unforeseen emergency, there is absolutely no way for anyone to enter or exit the property.

We as residents . . . want these issues to be addressed **prior to the approval of the by-law amendment** and find a satisfactory solution

Harold and Johanna Postma



Date September 12, 2013

**A LETTER CONCERNING HEAVY TRAFIC USING THE DRIVE WAY OF 70 AND 72 WOODLAWN ROAD EAST, ADJACENT TO RIVERSIDE GLEN SENIOR CARE FACILITY.**

Car and truck traffic has increased on the driveway of 70 / 72 Woodlawn Road East, to the point that the safe and peaceful use by the seniors of Foxwood and Parkside Place has been severely compromised.

The initial grant given to 60 Woodlawn Road premises to the use of the driveway was for a ninety bed care facility to be built next to Foxwood was understood on a temporary basis until an entry drive to 60 Woodlawn road could be secured. In the meantime an additional ninety bed facility has been added to 60 Woodlawn Road and a Doctors Office Practice (which I understand has some one-thousand plus patients under care) and a School of Nursing. All this has generated a car and truck traffic beyond the negotiated and expected use of the drive way of 70 / 72 Woodlawn Road.

We are quite often awakened in the middle of the night between the hours of four and five a.m. by a noisy truck traveling through the driveway. During the week besides the garbage trucks from "Waste Management" up to five plus, large trucks, some must be over forty feet long, passing through. The increased student traffic and the doctors patients traffic do not drive at the posted for seniors safe speed of fifteen kilometers per hour but show speed approaching fifty kilometers per hour.

The visitors parking for Foxwood and Parkside are for the sole use of visitors to these places. I observed Tuesday September 10, 2013 an adult female with two children License plate parking her car on the parking lot of 72 Woodlawn road and walking over to 60 Woodlawn road, and returning sometime later (approximately one hour).

60 Woodlawn Road East does not have their own access road or emergency escape route.

My proposal is for Riverside Glen 60 Woodlawn Road to create their own access road, discontinue using the driveway of 70 and 72 Woodlawn Road so that the seniors who live there can return to their peaceful existence and not have to constantly look over their shoulder to the speeding traffic.

A and I Franssen



Arend or Maaike Roelofsen

Guelph City Clerk,  
1 Carden Street, Guelph, ON.  
N1H 3A1

Re: Public Meeting & Zoning By-Law Amendment  
60 Woodlawn Road East, (File: OP1303/ZC1310)

We have read the proposed Zoning By-Law Amendments at 60 Woodlawn Road East, Guelph, ON., which deals with an request for change to allow a Medical Clinic and a Post Secondary School on the site.

**We are convinced that such a change should not be approved.**

Our reasons are:

Beginning at the entrance of the properties of No: 60, 70 and 72 and the nursing facility parcels of land vehicles seeking entrance or exit have often difficulties either of their size or density of traffic on Woodlawn Road. There is only one road to serve all the afore mention properties and the high density occupancy in every building create at times high volume of traffic especially during every shift change at River Glen and the Nursing Home.

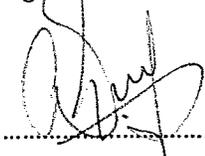
The impact of all this traffic from autos, ambulances and transfer vehicles, sanitary trucks, delivery fans and Tractor trailer for delivery of food makes all for a mix that is often comparable to traffic patterns common to major road arteries and with the same problems of lack of obeying normal traffic signs in place (posted speed limits, stop signs and right of ways)

We live at : ..... and see most of all this traffic related to the Nursing Home facility. When River Glen's first stage was planned and build during meetings the possibility of using the right of way West of the so called River Glen property and complete the road for delivery and removal of necessities of life when the Nursing Home was going to be build.

In closing it is our opinion that the roadway presently in use, **its width and its present surface** are inadequate to bear the present or additional traffic. The properties generally known as River Glen, Foxwood, Parkside and the Nursing home are all retirement communities and the roadway is used by wheelchair-, walkers- and cane residents and there are no sidewalks beyond Foxwood entrance.

We are even suggesting that the recently added Medical Facility and Post Secondary School should cease their operations as these commercial enterprises are not a contributing mix in a peacefull retirement community.

Signed:



.....

Guelph, ON., September 17, 2013

Sept, 15, 2013

To whom it may concern-----

I have no objections to the new facilities that "Riverside Glen wishes to add to the site, BUT I do have a problem with the extra traffic this will cause, as I feel there are problems now and with more traffic they will be exacerbated.

1. There is only one road into the site and it probably was not constructed for the traffic it has to-day. The entrance from Woodlawn Rd. needs to be widened to provide for the larger vehicles and cars using it at the same time.

While on the topic of roads I would think on a site containing this many people that there should be two entrances in case of emergency-flood, fire, explosion etc., etc. I am sure not all could get out the entrance we have at present. Yes I know there was an escape route made originally, BUT have you inspected it lately??? It is over grown with vegetation and impassable.

2. The speed limit should be better controlled. Stop signs are often ignored and speed signs mean "nothing".

3. This is a senior's complex-and many, from all the buildings, like to walk, and with walkers or wheel chairs, and they have to share the roadway with large trucks and speeding cars and a rather dangerous curve, therefore there should be safe sidewalks from all facilities to the front entrance on Woodlawn.

4. The noise of the traffic will increase because of volume of traffic---the noise is mainly due to excess speed.

*Elizabeth McManon*

September 18, 2013

I want to begin by stating that although I am not the oldest person living on these premises I feel I speak for many of our residents when I say that as the years went by the decision was made to sell our family homes and with our families consent move to a secure quiet, peaceful environment. Many of our residents because of their stage in life have left behind politics and concerns related to neighbours and neighbourhoods to live their final years here, where they hoped they would not have to advocate for a peaceful, safe environment.

I think it is fair to say that I for one am in favour of good business and job creations and care for the elderly. We have many positive things to say about our neighbours at Riverside Glen. However let me express my (our) concern for the safety of all the Residents on these grounds.

As you know there is an enormous amount of traffic all the time, but even more so at the changing of shift for Riverside Glen. If you tally up all the Residents with cars on these premises and then add the employees at the different shifts, adding also the coming and going to doctors office, school, clinical personnel, services and supplies, plus visitors to those persons confined to care, it won't take a University education to realize there is a lot of traffic here, regardless of what a "Traffic Study" may show.

★ I have looked at the document applying for variance to make allowances for the future of Riverside Glen's plans. Please note there is a Future Apartment Building shown. Does this variance if permitted allow for the permit for this Apartment Building?

★ Reference is made to 7.47 Hectares. Is this only Riverside Glen's property or does that include this entire complex?

★ When I read this document it implies that no permit has been awarded for the Medical Clinic or post Secondary School use at this time. Let's imagine these permits are not issued, would there just be a fine to pay and then they could continue without a permit?

I understand a traffic study has been done. Can this "traffic study" be reproduced or is it just a word of mouth thing.

I will add here an excerpt from my notes that I sent to Parkside Place and Foxwood Place lawyer after a meeting was held with Schlegel's from Riverside Glen in November 2009.

"Further could I please address the driveway situation? I know with the construction that will be taking place, nothing can be done in the immediate future. However, when the construction is nearing completion, I am sure the driveway will need major work. I understand a variety of configurations are being considered. Please give every possible consideration to the people from all the buildings, who may wish to walk within the property. As it is there are a number of people with walkers and some in wheel chairs who walk or ride along the present driveway. We encourage each of them to stay to the side, but without much success....  
I know there is no quick, easy solution, but I feel for the safety of the aging residents and their families it can not and should not be ignored. Think Safety."

Again let me stress the importance of considering another entrance for the use of Riverside Glen, as well as the school and the Doctor's office traffic.

I cannot stress safety adequately. I hope we don't have to wait for the unfortunate accident that will happen in our driveways or entrance of Woodlawn Road.

**PLEASE DO THE RIGHT THING.**

Josie Bertelink



Guelph

September 20<sup>th</sup> 2013



CITY CLERK'S OFFICE

Mr. Ian Findlay  
City Councillor, Ward 2  
Guelph

Dear Mr. Findlay,

I am a resident of [redacted], Guelph. I and many others in this building are very concerned about the increased traffic on the road leading into the Foxwood, Parkside Place and Riverside Glen areas. Furthermore, most of the vehicles traveling in and out of the area are going well beyond the speed limit.

Recently Riverside Glen extended their buildings considerably which now includes a fully staffed Clinic. This has increased the traffic 100 fold, not only with staff coming and going but also patients, as the clinic is not for the benefit of residents in these buildings, but only for people from the general Guelph area. Added to this is the continual use of this roadway by trucks. As many elderly handicapped folk from Riverside Glen use this route with walkers or wheelchairs, we feel that sooner or later there will be a fatal accident.

It is therefore our earnest request that a separate entry road off Woodlawn Rd be constructed for the use of vehicles going in and out of the Riverside Glen area.

Trusting that you will consider this request in the light of the above and the danger and noise that is experienced with the present one and only entrance to this area.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Ruth Barnett".

Ruth Barnett  
Foxwood Resident.

RECEIVED  
SEP 20 2013  
CITY CLERK'S OFFICE

September 20, 2013

Regarding File: OP1303/ZC1310  
Proposed Official Plan and Zoning By-law Amendments  
60 Woodlawn Road East

To Whom it may concern,

My name is \_\_\_\_\_, an octogenarian who still has a driver's licence and uses a "walker" to get around. I live in south Guelph.

\_\_\_\_\_ is a resident in the \_\_\_\_\_ section of the long term care home at Riverside Glen.

On \_\_\_\_\_ when I signed the "admission consent forms" I was told that the huge storage room, where the signing took place, was going to become examination rooms for the use of the doctors who visit the patients in their care, in the six sections of the residence. None of this has happened. Doctor Spadafora now has this whole area for his office and patients.

Each time visits are made to the Arthur lounge and rooms we have to pass the doctor's office. I feel the privacy of my \_\_\_\_\_ home has been removed by patients in the area during the weekdays.

Parking is another severe problem since the doctor and Conestoga College students have arrived. The doctor has designated spaces for his patients, but visitors to the home have no reserved spaces in this parking lot that is close to the home entrance.

The back parking area is too far for me to walk, so I have to go back home (without visiting \_\_\_\_\_) if I can't find a space to park in the closest parking lot.

In 2012, the cost of \_\_\_\_\_ private accommodation was over \$26,000 and it will be even more this year, since the rates increased in July. Why are we paying all this money, but not being respected?

For the above reasons, I object to this application, since the amendments would allow the college and doctor's office to continue to exist in my \_\_\_\_\_ home. I ask city of Guelph councillors to please vote against this application.

Sincerely,

*M. M. Smith*  
Margaret Smith

# STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE October 7, 2013

**SUBJECT 55 Delhi Street  
Proposed Zoning By-law Amendment  
(File: ZC1309)  
Ward 2**

REPORT NUMBER 13-59

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide planning information on an application requesting approval of a Zoning By-law Amendment to permit the redevelopment of the subject property into 12 infill apartment dwelling units. This report has been prepared in conjunction with the statutory public meeting for this application.

### KEY FINDINGS

Key findings will be reported in 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 applications, 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 13-59 regarding a Zoning By-law Amendment application by Labreche Patterson & Associates Inc. to permit the redevelopment of 55 Delhi Street into 12 infill apartment dwelling units, and legally described as Lot 34 and Part of Lot 35, Registered Plan 133, City of Guelph, County of Wellington from Planning, Building, Engineering and Environment dated October 7, 2013, be received.

# STAFF REPORT

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## BACKGROUND

An application to amend the Zoning By-law has been received for the property municipally known as 55 Delhi Street from Labreche Patterson & Associates Inc.

The application would permit the redevelopment of the subject property into 12 infill apartment dwelling units. The application was deemed complete on August 13, 2013.

### Location

The subject property has a site area of 0.167 hectares and is located on the east side of Delhi Street, north of Eramosa Road and directly south of Guelph General Hospital (see Attachment 1). The site has a lot frontage of approximately 30.5 metres and a lot depth of approximately 54.9 metres.

The subject property contains an existing heritage building formerly used by Family and Children's Services of Guelph and Wellington County. 55 Delhi Street is a built heritage resource built in 1909 as the Nurses' Residence for the Guelph General Hospital. The property has cultural heritage value and interest and has been listed (as non-designated) in the City of Guelph's *Municipal Register of Cultural Heritage Properties* under Section 27 of the Ontario Heritage Act. A 303.8 square metre addition was constructed to the rear of the original structure in 1983. The building's original and historical use was a nurses' residence for the adjacent Guelph General Hospital. The whole building is now vacant.

In addition to Guelph General Hospital to the north, adjacent land uses consist of institutional lands to the east including a City owned asset at 65 Delhi Street (former Delhi Community Centre), single detached dwellings to the south, and neighbourhood commercial and single detached dwellings to the west, across Delhi Street. The subject property and the Delhi Community Centre have a shared driveway with Guelph General Hospital.

### Existing Official Plan Land Use Designation and Policies

The Official Plan land use designation that applies to the subject property is "General Residential", which permits a range of housing types including single, semi-detached residential dwellings and multiple unit residential buildings. The relevant policies of the "General Residential" land use designation are included in Attachment 2.

### Existing Zoning

The subject property is zoned I.3 (Institutional - Health and Social Services) Zone. Details of the existing zoning are included in Attachment 3.

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## REPORT

### Description of Proposed Zoning Bylaw Amendment

The applicant is requesting to rezone the subject property from the I.3 (Institutional - Health and Social Services) Zone to R.4D-? (Specialized Infill Apartment) Zone to permit the development of 12 apartment dwelling units. The applicant has requested to develop the property in accordance with the permitted uses and regulations of the standard R.4D Zone, with the following exceptions:

- Maximum Front Yard of 23.86 metres, rather than the 6 m maximum setback;
- Minimum Landscaped Open Space of 1.51 metres, rather all of front yard excluding the driveway area;
- Minimum Side Yard of 4.12 metres, rather than ½ of building height;
- Minimum Rear Yard of 2.20 metres, rather than being no less than 7.5 metres ;
- Off Street Parking to be permitted in the Front and Side Yards, where it is not permitted in the front yard and not within 3 m of any lot line in the side yard; and
- Parking to be located 2.64 m from a window of a habitable room, rather than 3 m.

The existing and proposed zoning details are provided in Attachment 3.

### Proposed Development

The applicant's proposed development concept, shown in Attachment 4, illustrates the development of 12 apartment dwelling units – ten (10) of which are within the 1910 listed heritage building, and the remaining two (2) dwelling units of which are housed in a new addition to the rear of the building. The existing addition that was constructed in 1983 is proposed to be partially demolished and replaced. The listed heritage building is proposed to be retained and refurbished where possible. It is noted that in efforts to retain the existing built context, specialized zoning provisions are being requested (listed above).

The applicant proposes to add 18 off-street parking spaces in accordance with the parking requirements in Section 4.13.2.2 of the Zoning By-law. 13 of the off-street parking spaces are proposed to be in a new parking lot to the front of the building, and the remaining five (5) parking spaces are proposed to be to the side of the building. All parking is proposed to be accessed off a shared driveway with Guelph General Hospital. While the driveway is entirely on property owned by Guelph General Hospital, an easement is currently being finalized over this driveway in favour of 55 Delhi Street. An easement to permit the shared access was approved with conditions by the Committee of Adjustment on April 26, 2013 as consent application B-21/13.

As the original building is a listed cultural heritage resource, the Zoning By-law Amendment will be reviewed by Heritage Guelph prior to the application coming before Council for a decision. Resolutions passed by Heritage Guelph will be reviewed by staff at that time.

# STAFF REPORT



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## Supporting Documents

The following reports and material have been submitted in support of the rezoning application:

- Planning Justification Report, dated July 16, 2013, Prepared by Labreche Patterson & Associates Inc.
- Transportation Impact Study, dated June 2013, Prepared by Paradigm Transportation Solutions Ltd.
- Functional Servicing Report, dated June 17, 2013, Prepared by Gamsby and Mannewow Limited.
- Phase 1 Environmental Site Assessment, dated March 29, 2013, Prepared by Try Environmental Services Inc.

## Staff Review

The review of these applications will address the following issues:

- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation;
- Evaluation of the proposal's conformity with the Official Plan and any related amendments;
- Review of the proposed zoning, including specialized regulations requested;
- Review of the proposed site design;
- Consideration of the Planning Justification Report;
- Evaluation of the Traffic Impact Study;
- Review of servicing;
- Environmental review;
- Cultural Heritage considerations and preservation;
- Compatibility with surrounding development; and
- Community Energy Initiative considerations;
- Address all comments and issues raised during the review of the application.

Once the application 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.

## FINANCIAL IMPLICATIONS

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

## COMMUNICATIONS

The Complete Application and Public Meeting Notice was mailed on August 27, 2013 to local boards and agencies, City service areas and property owners with 120 metres of the subject site for comments. The same notice was provided by signage on the site. The Notice of Public Meeting was advertised in the Guelph Tribune on September 12, 2013.

# STAFF REPORT

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## ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Existing Official Plan Land Use Designation and Policies

Attachment 3 – Existing and Proposed Zoning and Details

Attachment 4 – Proposed Development Concept

### Report Author

Michael Witmer  
Development & Urban Design Planner

### Approved By

Sylvia Kirkwood  
Manager of Development Planning

Original Signed by:

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### Approved By

Todd Salter  
General Manager  
Planning Services  
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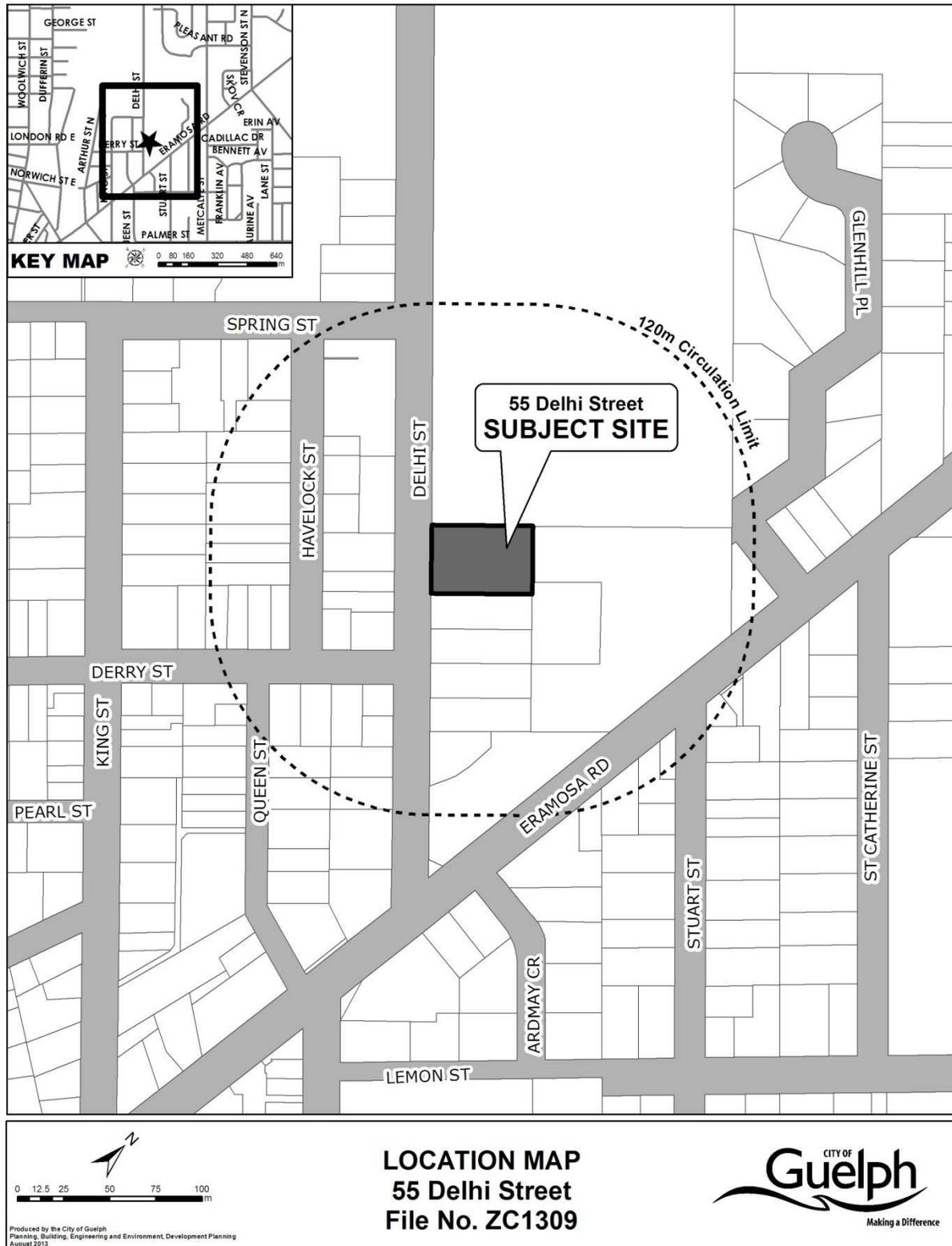
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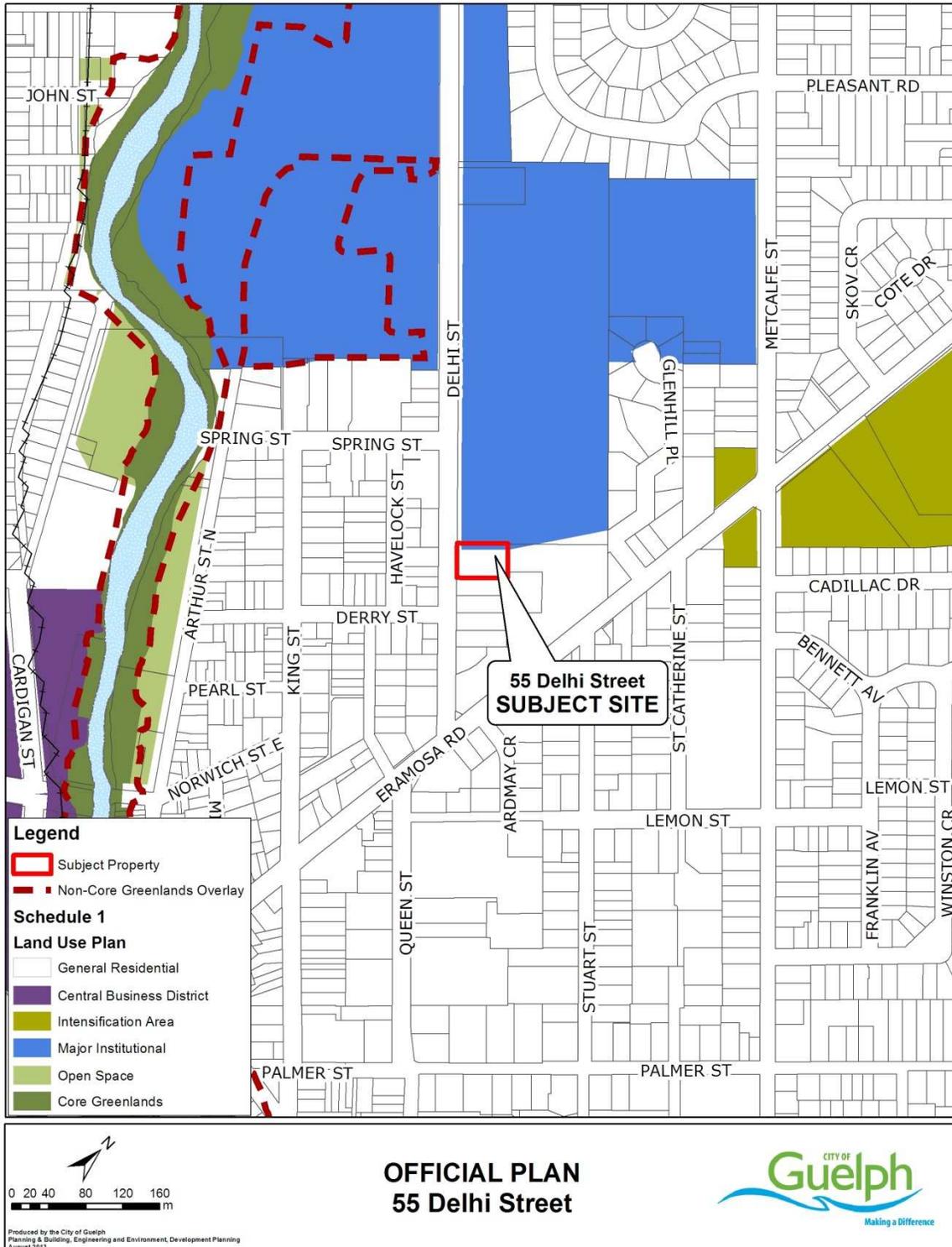
### Recommended By

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

## Attachment 1 – Location Map



## Attachment 2: Existing Official Plan Designations and Policies



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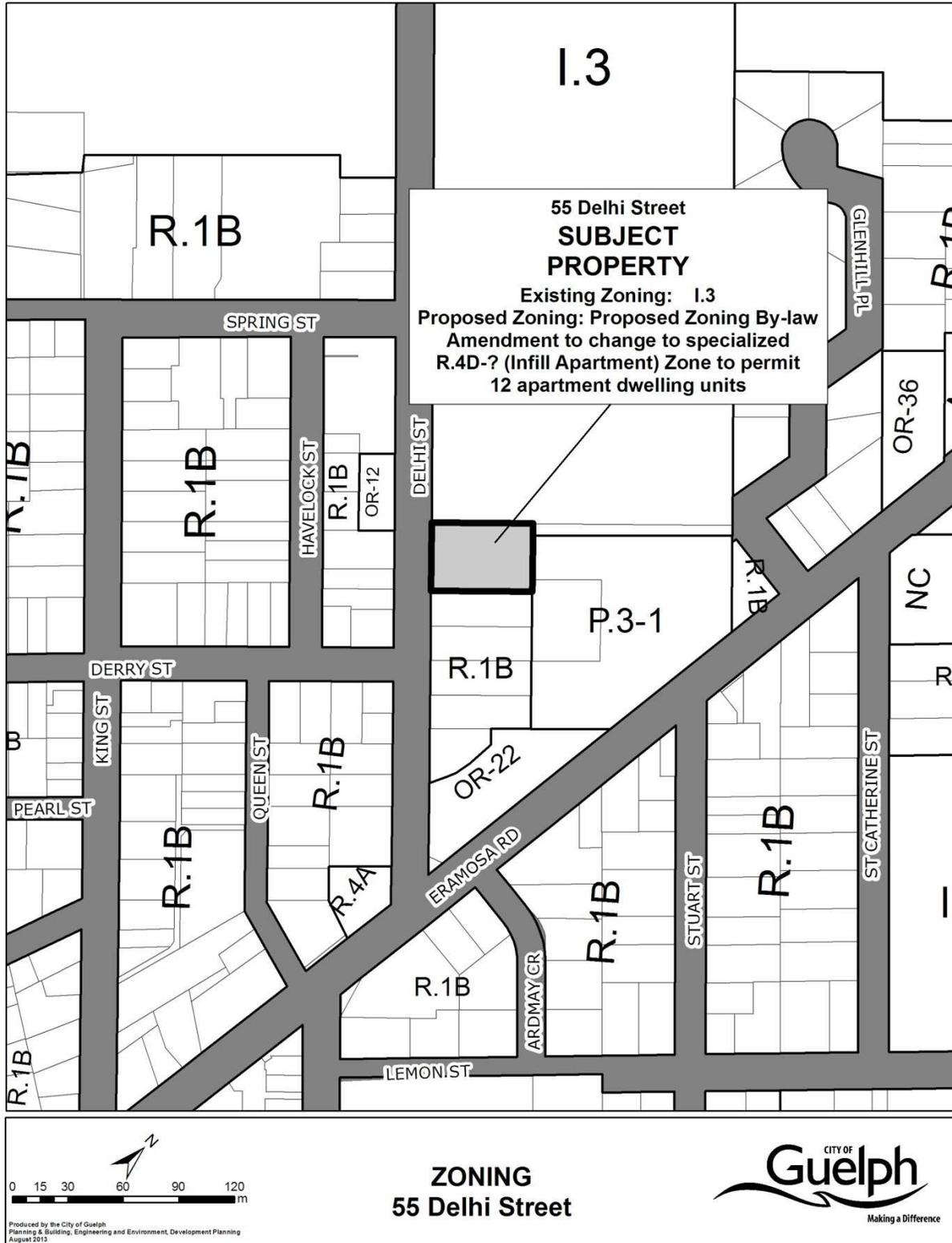
## Attachment 2 (continued) Existing Official Plan Designation and Policies

### 'General Residential' Land Use Designation

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses, coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
  - b) Existing building design and height;
  - c) Setbacks;
  - d) Landscaping and amenity areas;
  - e) Vehicular access, circulation and parking; and
  - f) Heritage considerations.
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7.
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# STAFF REPORT

## Attachment 3: Existing and Proposed Zoning



# STAFF REPORT

## Attachment 3 (continued): Existing Zoning Details

### I.3 (Institutional - Health and Social Services) Zone

#### Permitted Uses

Day Care Centre in accordance with Section 4.26

Group Home in accordance with Section 4.25

Medical Clinic

Medical Office

Medical Treatment Facility

Recreation Centre

Research Establishment

Residential facilities including:

- Units for short term guests (developed using R.4A regulations)
- Units for staff and for those undergoing training on site

Social Service Establishment

Administrative Office, Florist, chapel, book store, Pharmacy, gift shop, Convenience Store, Postal Service, Library, banking facilities, coffee shops, optical/audio/prosthesis assessment and dispensing facilities, Laundry, laboratory, Restaurant, nursing station, cafeteria, Liquor Store, television and radio rental and other Accessory Uses are permitted provided that such Use is subordinate, incidental and exclusively devoted to a permitted Use listed in Section 8.1.3 and provided that such Use complies with Section 4.23.

#### Regulations

Within the Institutional (I) 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 8.2, and the following:

#### **Additional Regulations for the I.2 Zone**

#### **Location of Off-Street Parking and Off-Street Loading**

No off-Street parking or off-Street Loading Space shall be located within 3 metres of any public Street boundary of an Institutional (I.2) Zone at the University of Guelph.

<b>Regulation</b>	<b>Required in the Standard I.3 Zone</b>
Minimum Lot Area	700 m <sup>2</sup>
Minimum Front and Exterior Side Yard	6 metres and Sections 4.16 and 4.24
Minimum Side Yard	6 metres or one-half the Building Height, whichever is greater
Minimum Rear Yard	7.5 metres or one-half the Building Height, whichever is greater
Off-Street Parking	Sections 4.13 and 8.2.1.1

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Off-Street Loading	Sections 4.14 and 8.2.1.1
Accessory Buildings and Structures	Section 4.5
Fences	Section 4.20
Maximum Building Height	10 Storeys and Sections 4.16 and 4.18
Buffer Strips	Where an Institutional Zone abuts any Residential, Park, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed.
Garbage, Refuse Storage & Composters	Section 4.9

## Attachment 3 (continued): Proposed Zoning Details

### R.4D-? (Specialized Infill Apartment) Zone

#### Permitted Uses

Apartment Building  
Nursing Home  
Home for the Aged  
Retirement Residential Facility  
Maisonette  
Accessory Uses in accordance with Section 4.23  
Home Occupation in accordance with Section 4.19

#### 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, and the following:

#### **Minimum Distance Between Buildings - R.4C and R.4D Zones**

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

The distance between the faces of two Buildings which contain windows of Habitable Rooms shall be one-half the Building Height to a maximum of 30 metres and a minimum of 5 metres.

The distance between the faces of any two Buildings with no windows to Habitable Rooms shall be a minimum of 5 metres.

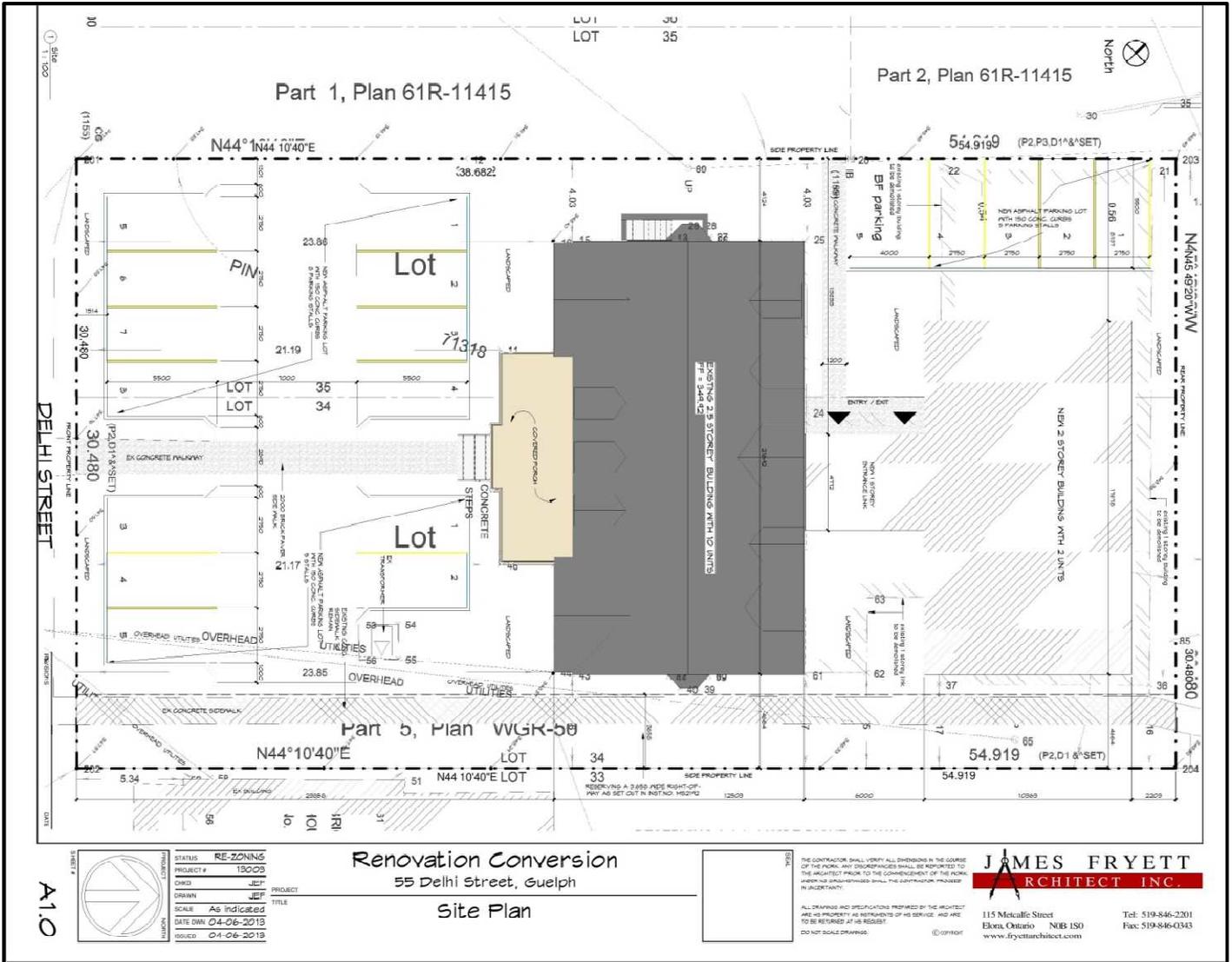
Regulation	Standard R.4D Zone	Proposed Zoning (Requested in the Specialized R.4D-? Zone)
Minimum Lot Area	650 m <sup>2</sup>	
Minimum Lot Frontage	15 metres	
Maximum Density (units/ha)	100	
Minimum Front and Exterior Side Yard	3 metres and in accordance with Section 4.24	
Maximum Front and Exterior Side Yard	6 metres	23.8 m
Minimum Side Yard	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	4.1 m

# STAFF REPORT

	required.	
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, except where adjacent to Commercial, Industrial or Institutional Zones. In these circumstances, a minimum of 7.5 metres is required.	2.2 m
Maximum Building Height	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	
Minimum Distance Between Buildings	See Section 5.4.2.3.	
Minimum Common Amenity Area	None required.	
Minimum Landscaped Open Space	The Front Yard of any Lot, excepting the Driveway, shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space.	Only part of front yard (exact amount to be determined).
Off-street Parking	In accordance with Section 4.13	Changes to location only (to be located 2.64 m from a window of a habitable room; to permit parking in front and side yards). Number of off-street parking spaces proposed complies.
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.	
Accessory Buildings or Structures	In accordance with Section 4.5.	
Garbage, Refuse Storage and Composters	In accordance with Section 4.9.	
Floor Space Index (F.S.I.)	2	
Fences	In accordance with Section 4.20.	

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## Attachment 4: Proposed Development Concept



## Comments on the Vesterra Proposal for 55 Delhi Street

### INTRODUCTION

The former Family and Child Services facility at 55 Delhi Street is currently zoned **Institutional** (I.3) under City of Guelph Zoning By-law 14864 (1995). Vesterra would like to redevelop the property as a **multi-unit residential apartment building**. It plans to create **ten units in the existing heritage structure** and to build an additional **two units at the back** of the property.

Vesterra is accordingly requesting that the property be re-zoned **Residential** (R.4D). It seeks a number of variances from regulations applicable to other owners of **Residential** properties in the City of Guelph. Specifically, Vesterra seeks a variance from regulations applicable to R.4 property owners concerning Minimum Landscaped Open Space so that it can **turn the front yard at 55 Delhi Street into a parking lot for twelve vehicles**.

City of Guelph Zoning By-law 14864 (1995) states that owners of **Residential** properties are not allowed to turn their front lawns into parking lots: “The front yard of any lot, excepting the driveway, [must] be landscaped. In addition, **no parking shall be permitted within this landscaped open space.**” For this reason, we object to this aspect of the Vesterra proposal.

We are not averse to the redevelopment of otherwise disused heritage structures, including the heritage building at 55 Delhi Street. We support ‘densification’ efforts and we welcome **well-designed and well-managed residential developments** that are **consistent with community standards and sensibilities**.

Upholding **consistent property standards** for **Residential** properties is the key to **maintaining property values, the character of our neighbourhoods, and our quality of life**. If the property at 55 Delhi Street is re-zoned **Residential**, our position is that Vesterra must abide by the same standards applicable to other **Residential** property owners.

### THE ARGUMENTS

Vesterra claims that it has no choice but to build a parking lot in the front yard at 55 Delhi Street, arguing that it has no other space for a parking lot on the property. This argument ignores the fact that it proposes to use the space at the rear of the property to build two additional rental suites.

#### **Alternative A**

Vesterra could build a parking lot at the rear of the property **instead of** two additional rental suites.

Vesterra might argue that it *requires* the revenue from two additional rental suites to make its development more profitable. However, business necessity is not a legitimate basis for allowing a parking lot to be constructed in the front yard of a **Residential**

property. If I were to allow people to park on my front lawn for \$5 a day, my neighbours would quite rightly be outraged, and I could not justify my actions by claiming I needed the money to make my mortgage payments. What I am not allowed to do, Vesterra should not be allowed to do.

### **Alternative B**

If Vesterra insists on building two additional rental units at the rear of the property, **let them seek an exemption from regulations requiring 1.5 off-street parking spaces per unit** rather than an exemption from the by-law prohibiting **Residential** property owners from using front yards for parking.

### **Alternative C**

If Vesterra insists on building two additional rental units at the rear of the property, **let them buy or lease additional parking spaces** from the City of Guelph or from the Guelph General Hospital. The former Delhi Street Recreation Centre, which abuts the property at 55 Delhi Street, **has over fifty unused or underused parking spaces**.

### **Alternative D**

If Vesterra insists on building two additional rental units at the rear of the property, **let them buy the former Delhi Street Recreation Centre** property, which includes over fifty parking spaces. We suspect that Vesterra may be planning to buy the Delhi Recreation Centre property eventually. If parking space in conformity with the standards applicable to **Residential** property owners is a business necessity, Vesterra should buy the Recreation Centre property now.

There may be a business case for retaining the front yard at 55 Delhi Street beyond compliance with the standards applicable to **Residential** property owners. Apartment units overlooking a beautifully-landscaped front yard would generate more revenue than apartments overlooking a parking lot. Moreover, the heritage status of the property at 55 Delhi Street should apply to both to the building and the grounds. The elegant covered verandah and gabled windows were designed to allow residents to survey a beautifully landscaped front yard, not asphalt.

Our position is that Council should not allow Vesterra to do what no other **Residential** property owner is allowed to do. Indeed, if the property at 55 Delhi Street is re-zoned **Residential**, Vesterra could be required to remove the handful of non-conforming parking spaces in the front yard (presumably permitted under its current **Institutional** zoning).

## **ON VESTERRA'S CLAIMS**

### **Argument A**

Vesterra claims, in essence, that it has 'no choice' but to build a parking lot in the front yard at 55 Delhi Street due to the layout of the existing heritage building on the site and its plans to build two additional units in the rear (see *Planning and Justification Report*, p. 19). Yet building two additional units at the rear of the property is itself a choice. As the four Alternatives proposed above illustrate, a number reasonable alternatives to

building a parking lot in the front yard exist. Each of these would win community support while allowing Vesterra to conform with regulations applicable to other **Residential** property owners in the neighbourhood.

### **Argument B**

Vesterra admits that building a parking lot in the front yard at 55 Delhi Street would “not meet the parking requirements of the Zoning By-law.” However, it adds that such parking lots “are not uncommon on other properties on Delhi Street, including the parking lot servicing 64 Delhi Street (Delhi Street Bistro, Home Health, and Floral Images), as well as the Guelph General Hospital and Health Centres.” Vesterra points out that “a significant amount of parking is located in the front yards of each of these locations.” (*Planning Justification Report*, p. 19).

What Vesterra fails to mention is that **all these properties are zoned Commercial and Institutional**. Vesterra is seeking **Residential** zoning for 55 Delhi Street. It cannot justify its proposal to build a parking lot in the front yard of a **Residential** property by claiming that parking lots are permitted on **Commercial** and **Institutional** properties. Different zoning means different standards. Vesterra is comparing apples and oranges.

If it means anything at all, the abundance of parking at the **Institutional** and **Commercial** properties in the vicinity of 55 Delhi Street presents a compelling reason **not to replace the front yard of a Residential property with a parking lot**.

### **Argument C**

Vesterra argues that the variances it has requested, including the variance to permit the establishment of a parking lot for 12 vehicles in the front yard at 55 Delhi Street, are “minor” and “will not adversely affect the adjacent properties or surrounding area.” (*Planning Justification Report*, p. 21) This conclusion is unsupported by evidence and inconsistent with the views of **Residential** property owners in the neighbourhood, including (but not limited to) the undersigned.

It is difficult to understand how replacing a large front yard at a heritage property with an illuminated asphalt surface and twelve vehicles could reasonably be characterized as “minor.” Any significant deviation from established standards applicable to **Residential** property owners by Vesterra will adversely affect adjacent property owners (who will have to deal with both noise and light pollution) and the surrounding neighbourhood (which will lose a significant amount of green space at the boundary between its **Institutional** and **Residential** zones).

## **CONCLUSIONS**

- We support the residential redevelopment of 55 Delhi Street, but **we object to Vesterra’s plan to put a parking lot in the front yard**.

- We would encourage Council **to approve** the re-zoning application sought by Vesterra, but we would urge Council **not to approve** the variance allowing for the construction of a parking lot on the front yard at 55 Delhi Street.
- Disallowing this aspect of the Vesterra plan would put Vesterra on the same footing as all other **Residential** property owners in the vicinity.
- We welcome Vesterra to the neighbourhood and we encourage our new neighbours to select an alternative course of action consistent with community standards and the preferences and sensibilities of **Residential** property owners in our community.
- As good neighbours, we have proposed **some reasonable alternatives** here.

Respectfully submitted,

**J.C. Blokhuis**, B.A. (Hons.), M.S. Ed., J.D., Ph.D.

**Edward Greig** and **Judy Greig**

**Karen Kowalchuk** and **Stephen Kilburn**

**Heather Harrison** and **Verne Harrison**

**Bridget Burns** and **Andrew Toms**

**Amy Anderson** and **John Anderson**

**Laurel Bates** and **Tom Bates**

**Erin Harvey** and **Robert A. Case**

APPLICATION & PUBLIC MEETING NOTICE  
55 Delhi Street  
PROPOSED ZONING BY-LAW AMENDMENT (File No. ZC1309)

September 18, 2013

I like the plan to develop 55 Delhi Street, but maintaining the green space at the front, keeps the heritage of the property and provides a pleasant view from the vintage balcony for the tenants. Also a few benches may be provided on the front lawn to create an iconic green space.

Maintaining green space is important to reduce carbon dioxide in the atmosphere, improve thermal performance, improves noise insulation, storm waster drainage and improves the health of the tenants.

Creating a three storey structure at the back with parking on the ground level does not increase building footprint and creates secure covered parking all tenants. This also improves the view for the upper spacious units and enhances their value.

Edward Greig, P. Eng.

**From:** Laurel Bates  
**Sent:** August 30, 2013 1:35 PM  
**To:** Clerks  
**Subject:** File: ZC1309 - Parking concern

Regarding 55 Delhi **File: ZC1309**

I want to express my horror about the planned parking for a residential property in front of a historic building.

I and everyone else in this beautiful neighbourhood am appalled that these developers plan to chop down trees and pave the front lawn of this historic architecturally significant building.

This is not an acceptable answer. Part of the beauty of the historic property is the elegant placement of the building on the lot.

Surely there are other options...

- . Fewer parking places
- . Purchase / lease space from the Hospital parking behind the building
- . Tear down the single story addition at the back and use that space for parking because putting a larger structure there will only destroy any quality views of the primary building anyway

If these developers plan to pave the lawn, it is scary to think what other atrocities they plan to do to that unique building.

Too many fine properties in Guelph have been lost from short sightedness and these can never be recovered. This is a very beautiful and architecturally unique building and this property should not be another example of diminishing Guelph's historic quality and presence.

We need to stop this parking plan in front of that building.

Sincerely

Laurel Bates

# STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE October 7, 2013

**SUBJECT 66 Eastview Road – Proposed Zoning By-law Amendment  
(File: ZC1307)  
Ward 2**

REPORT NUMBER 13-57

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide planning information on an application requesting approval of a Zoning By-law Amendment to permit the development of approximately 30 condominium townhouse units accessed from Eastview Road and one single detached dwelling at the end of Carter Drive.

### KEY FINDINGS

Key findings will be reported in 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 applications, 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 13-57 regarding a Zoning By-law Amendment application by Polocorp Inc/iPlus to permit the development of approximately 30 condominium townhouse units accessed from Eastview Road and one single detached dwelling at the end of Carter Drive at the property municipally known as 66 Eastview Road and legally described as Part of Lot 2, Concession 5, Division C, City of Guelph from Planning, Building, Engineering and Environment dated October 7, 2013, be received.

# STAFF REPORT



## **BACKGROUND**

An application for a Zoning By-law Amendment has been received for the property municipally known as 66 Eastview Road from Polocorp Inc/iPlus. The application would permit the development of approximately 30 condominium townhouse dwelling units fronting on private roads accessed from Eastview Road. The application also includes the request to rezone land at the end of Carter Drive to permit the development of a single detached dwelling. The application was deemed complete on June 24, 2013.

### **Location**

The subject property consists of 11.43 hectares (1.6 hectares of developable area) located on the north side of Eastview Road, west of the intersection of Eastview Road and Auden Road. The subject site is vacant and generally bounded by Eastview Road to the south, Provincially Significant Wetlands (PSW) to the north, existing residential development and open space to the east and existing residential development to the west.

### **Existing Official Plan Land Use Designations and Policies**

The Official Plan land use designation that applies to the subject lands is "General Residential" and "Core Greenlands". The site is also within the Non-Core Greenlands Overlay in the current Official Plan (see Attachment 2).

The "General Residential" land use designation permits all forms of residential development, including multiple unit residential buildings subject to the satisfaction of specific development criteria. The Official Plan land use designations and related policies are included in Attachment 2.

Official Plan Amendment 42 (under appeal), the City's new Natural Heritage System, identifies a large portion of the subject site as 'Significant Natural Areas'.

Official Plan Amendment 48 (under appeal), a comprehensive update to the City's Official Plan currently designates the subject site 'Low Density Greenfield Residential'. This designation permits residential development at a density between 20 to 60 units per hectare.

### **Existing Zoning**

The subject site is zoned UR (Urban Reserve) Zone. Details of the existing zoning are included in Attachment 3.

## **REPORT**

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

The applicant is requesting to rezone the subject lands from the UR (Urban Reserve) Zone to R.3A (Cluster Townhouse) Zone, R.1B (Single Detached Residential) Zone, P.1 (Conservation Land) Zone and WL (Wetland) Zone. The proposed R.3A zone is requested to permit the development of approximately 30 condominium townhouse units fronting onto two separate private roads accessed

# STAFF REPORT

from Eastview Road. The R.1B Zone is requested to permit the development of one single detached home accessed from the current limit of Carter Drive. The proposed P.1 Zone would represent the proposed 30 metre buffer to the adjacent PSW, with the PSW proposed to be placed within the WL zoning category.

The proposed zoning details are provided in Attachment 3.

## **Proposed Development**

The applicant's conceptual development plan, shown in Attachment 4, illustrates proposed development on two portions of the subject property. The portion along Eastview Road includes 26 condominium townhouse units accessed from two separate private roadways from Eastview Road. Common amenity areas are proposed to the north of the proposed townhouse units adjacent to the 30 metre wetland buffer. A stormwater management pond is also proposed along the easterly boundary of the subject site adjacent to the wetland buffer.

The development of one single detached lot is also proposed at the portion of the subject site abutting the end of Carter Drive. This proposed Carter Drive lot, which would be created through a future consent to sever application, would be accessed from the current limit of Carter Drive.

## **Supporting Documents**

The following reports and material have been submitted in support of the rezoning application:

- Functional Servicing and Stormwater Management Report prepared by MTE Consultants Inc. May, 2013.
- Scoped Environmental Impact Study prepared by Ecoplans (member of MMM Group Ltd). May 2013.
- Scoped Hydrogeological Study prepared by LVM. May 2013.
- Geotechnical Investigation prepared by LVM. May 2013.

## **Staff Review**

The review of these applications will address the following issues:

- Evaluation of the proposal against the Provincial Policy Statement and the Places to Grow legislation;
- Evaluation of the proposal's conformity with the Official Plan; including any Official Plan Amendments;
- Review of the proposed zoning, including the need for any specialized regulations;
- Review of the proposed site design and building elevations;
- Review of servicing and traffic issues;
- Environmental review;
- Community Energy Initiative considerations; and
- Comments and issues raised during the review of the application.

# STAFF REPORT

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Once the application 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.

## **FINANCIAL IMPLICATIONS**

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

## **COMMUNICATIONS**

The Notice of Complete Application was mailed on July 10, 2013 to local boards and agencies, City service areas and property owners with 120 metres of the subject site for comments. The same notice was provided by signage on the site. The Notice of Public Meeting was advertised in the Guelph Tribune on September 12, 2013.

## **ATTACHMENTS**

- Attachment 1 – Location Map
- Attachment 2 – Existing Official Plan Land Use Designations and Policies
- Attachment 3 – Existing and Proposed Zoning and Details
- Attachment 4 – Proposed Development Concept

### **Report Author**

Chris DeVriendt  
Senior Development Planner

### **Approved By**

Sylvia Kirkwood  
Manager of Development Planning

Original Signed by:

Original Signed by:

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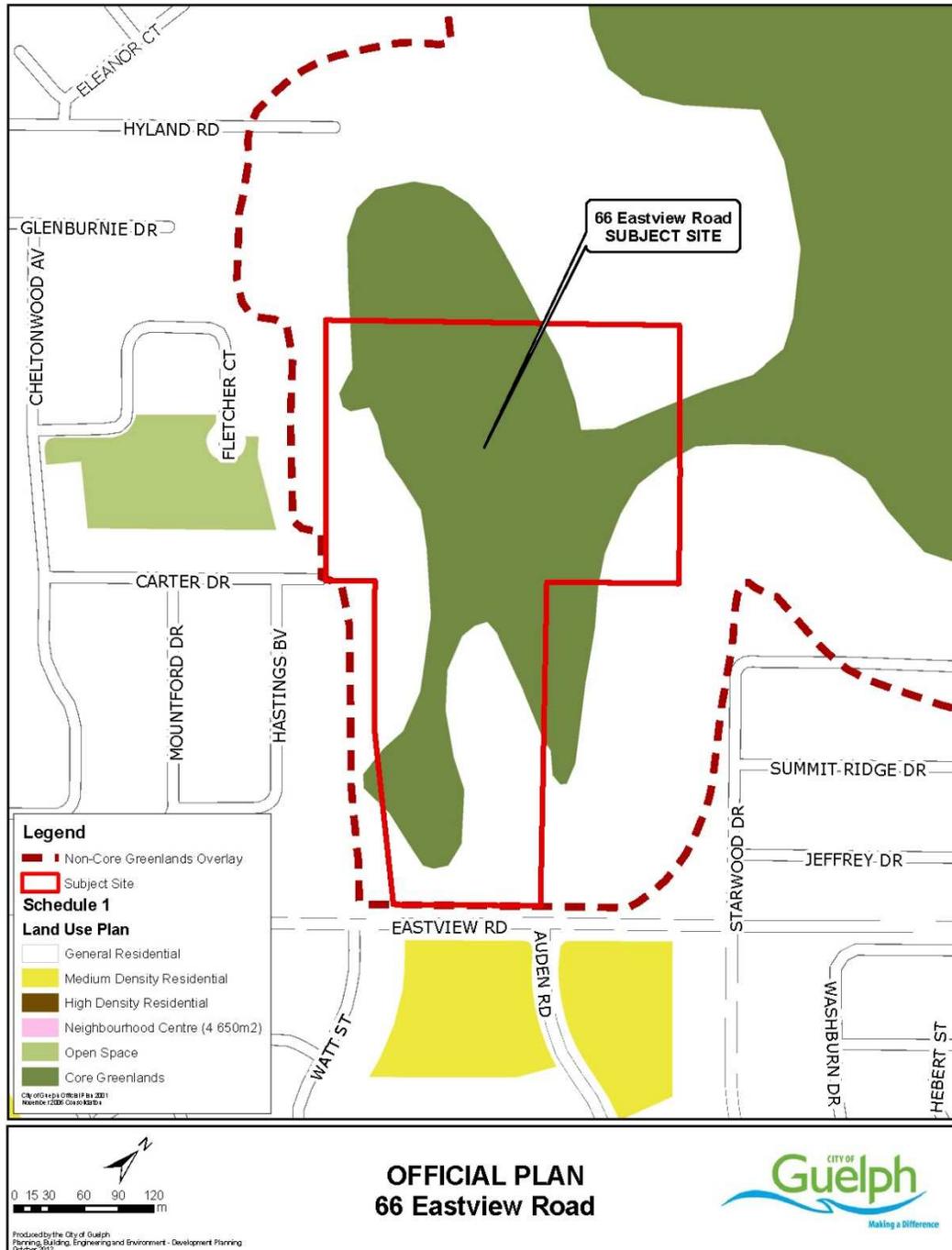
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### **Recommended By**

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and Environment  
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## Attachment 2: Existing Official Plan Designations and Policies



## Attachment 2 (continued): Existing Official Plan Designations and Policies

### 'General Residential' Land Use Designation

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
  - b) Existing building design and height;
  - c) Setbacks;
  - d) Landscaping and amenity areas;
  - e) Vehicular access, circulation and parking; and
  - f) Heritage considerations.
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7

### "Core Greenlands" Land Use Designation

- 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

# STAFF REPORT

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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.



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## Attachment 3: Existing Zoning Details (continued)

### UR (Urban Reserve) Zone

#### Permitted Uses

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

#### Regulations

Within the Urban Reserve (UR) Zone, 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 and the following regulations:

#### Minimum Separation Distances Regulating Livestock Based Agriculture

Minimum separation distances for Livestock Based Agriculture operations shall be based on the Minimum Separation Distance requirements for livestock farms required by the Ontario Ministry of Agriculture and Food.

#### Permitted Building or Structure

In addition to all other provisions of this Section, a permitted Building or Structure shall only be permitted in accordance with all of the following regulations:

#### Minimum Side Yard

Equal to one-half the Building Height but in no case less than 3 metres.

#### Minimum Rear Yard

Equal to one-half the Building Height but in no case less than 7.5 metres.

#### Minimum Front Yard

7.5 metres or as set out in Section 4.24, whichever is greater.

#### Off-Street Parking

No off-Street parking shall be located within 3 metres of any boundary of an UR Zone.

#### Off-Street Loading

No off-Street loading shall be located within 3 metres of any boundary of an UR Zone.

# STAFF REPORT

## Accessory Building or Structure

Despite Section 4.5, an accessory Building or Structure shall be permitted only in accordance with the following regulations:

No accessory Building or Structure shall be used for human habitation.

No accessory Building or Structure shall be located between the Street Line and any Setback line.

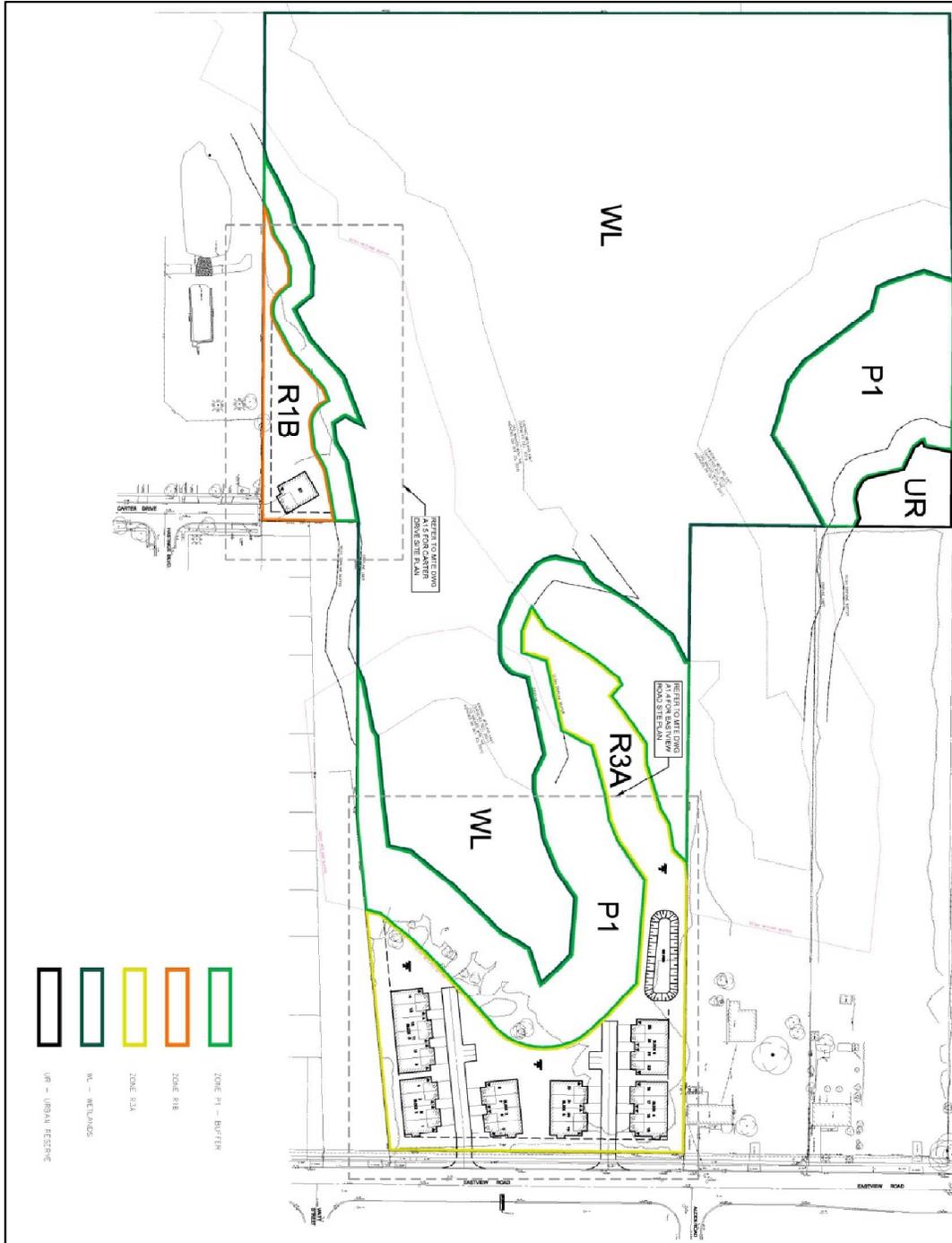
No accessory Building or Structure shall be located in any Side Yard.

No accessory Building or Structure shall be located closer to any Lot Line than one-half Building Height or 7.5 metres, whichever is greater.

## Lighting of Outdoor Sportsfield Facilities

Outdoor Sportsfield Facilities shall be permitted to have lighting facilities developed in accordance with Section 4.18.1.

## Attachment 3: Proposed Zoning



# STAFF REPORT

## Attachment 3 (continued): Proposed Zoning Details

### R.1B (Residential Single Detached) Zone

#### Permitted Uses

In accordance with the following uses included within the standard R.1B Zone:

- Single Detached Dwelling
- Accessory Apartment
- Bed and Breakfast Establishment
- Day Care Centre
- Group Home
- Home Occupations
- Lodging House Type 1

#### Regulations

Regulation	R.1B Zone
Minimum Lot Area	460m <sup>2</sup>
Minimum Lot Frontage	15m
Maximum Building Height	3 storeys
Minimum Front Yard	6m
Minimum Exterior Side Yard	4.5m
Minimum Side Yard	
1 to 2 storeys	1.2m
Over 2 storeys	1.2m
Minimum Rear Yard	7.5m or 20% of the lot depth
Accessory Buildings or Structures	Section 4.5
Fences	Section 4.20
Off-Street Parking	Section 4.13
Minimum Landscaped Open Space	The front yard of any lot, excepting the driveway shall be landscaped and no parking shall be permitted within this landscaped open space. The driveway shall not constitute more than 40% of the front yard. A minimum area of 0.5m between the driveway and the nearest lot line must be maintained as a landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species
Garbage, Refuse Storage & Composters	In accordance with Section 4.9

# STAFF REPORT

## Attachment 3 (continued): Proposed Zoning Details

### R.3A (Cluster Townhouse) Zone

#### Permitted Uses

- Maisonette dwelling
- Stacked Townhouse
- Cluster Townhouse
- Home Occupation in accordance with Section 4.19
- Accessory Use in accordance with Section 4.23

Regulation	R.3A Zone Cluster Townhouse	R.3A Zone Stacked Townhouse
Minimum Lot Area	800 m <sup>2</sup>	1,000 m <sup>2</sup>
Minimum Lot Area per dwelling unit	270 m <sup>2</sup>	150 m <sup>2</sup>
Minimum Lot Frontage	18 m	18 m
Minimum Front Yard	6 m	6 m
Minimum Exterior Side Yard	4.5 m	4.5 m
Minimum Side Yard	See Section 5.3.2.2	1.5 m from side of building
Minimum Rear Yard	See Section 5.3.2.2	7.5 m
Maximum Building Coverage	30%	40%
Maximum Building Height	3 storeys	3 storeys
Minimum Distance between buildings	See Section 5.3.2.3	See Section 5.3.2.3
Minimum Common Amenity Area	See Section 5.3.2.4.	See Section 5.3.2.4.
Minimum Private Amenity Area	See Section 5.3.2.5.	See Section 5.3.2.5.
Minimum Landscaped Open Space	40%	40%
Buffer Strip	Required adjacent to residential, institutional, park, wetland or urban reserve Zones	--
Fences	See Section 4.20	--
Off-Street Parking	1 per unit	--
Maximum # of Dwelling Units in a Row	12	--
Garbage, Refuse Storage & Composters	See Section 4.9	--

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## Attachment 3 (continued): Proposed Zoning Details

### P.1 (Conservation Land) Zone

#### Permitted Uses

- Conservation Area
- Flood Control Facility
- Recreation Trail
- Wildlife Management Area

#### Regulations for the Conservation Land (P.1) Zone

Within a Conservation Land (P.1) Zone, lands are to remain in their natural condition.

No construction of buildings or structures, removal or placement of fill, or any other development shall be permitted which could disrupt the ecology or natural features of a Wetland, and area of scientific and natural interest (ANSI's) or a significant woodlot or wildlife area.

Despite the above, buildings or structures existing at the time of the passing of this By-law within the P.1 Zone shall be recognized. However, any expansion, reconstruction, or extension of any existing use shall be subject to the floodproofing requirement of the Grand River Conservation Authority and shall require consultation with the Ministry of Natural Resources.

### WL (Wetland) Zone

#### Permitted Uses

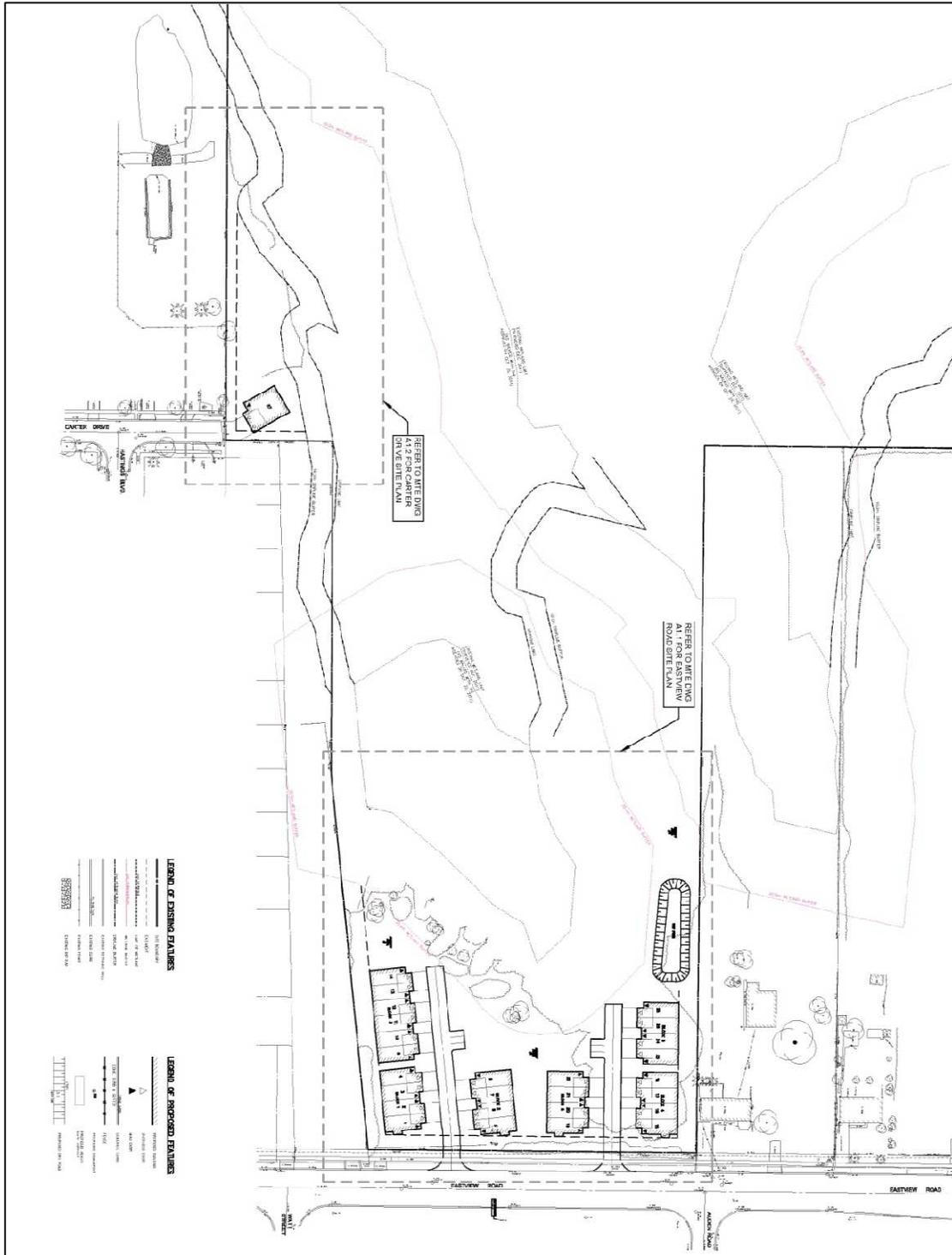
- Wetland
- Flood Control Facility
- Recreation Trail (approved by the Grand River Conservation Authority)
- Wildlife Management Area

#### Regulations

Within a Wetland (WL) Zone all lands have been placed in a non-development designation. No construction of buildings or structures, removal or placement of fill, or any other development or redevelopment shall be permitted.

Despite the above, buildings or structures existing on the date of the passage of this By-law within the WL Zone shall be recognized as legal non-conforming.

## Attachment 4: Proposed Development Concept



# STAFF REPORT



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TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE October 7, 2013

**SUBJECT 1023 Victoria Road South - Proposed Draft Plan of Residential Subdivision (Phase 4 of the Kortright East Subdivision) and Associated Zoning By-law Amendment (File: 23T-01508 / ZC1306) Ward 6**

REPORT NUMBER 13-56

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## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide planning information on an application requesting approval of the fourth phase of a residential Draft Plan of Subdivision and associated Zoning By-law Amendment (Kortright East Subdivision) to permit a range of between 186 to 215 dwelling units. This report has been prepared in conjunction with the statutory public meeting on the application.

### KEY FINDINGS

Key findings will be reported in 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 for 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 13-56 regarding a proposed Draft Plan of Residential Subdivision and associated Zoning Bylaw Amendment application (File 23T-01508 / ZC1306) by Black, Shoemaker, Robinson and Donaldson Limited on behalf of Northmanor Estates Inc., to permit a range of between 186 to 215 dwelling units applying to property described as Part of Northeast Half of Lot 4, Concession 8, formerly Township of Puslinch, municipally known as 1023 Victoria Road South, City of Guelph, from Planning, Building, Engineering and Environment dated October 7, 2013, be received.

# STAFF REPORT



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## BACKGROUND

This application for Phase 4 of the Kortright East Subdivision was received on April 19, 2013, additional material was received on May 2, 2013 and the application was deemed to be complete on May 31, 2013.

Detailed land use planning for this area was completed in 1999 with approval of the South Gordon Community Plan (See Attachment 3 for the adopted Land Use Guideline) and the Torrance Creek Sub-watershed Study. The land assembly for the proposed large-scale Kortright East subdivision is comprised of three separately-owned land parcels with frontage on Victoria Road South. The City annexed these and other lands from the Township of Puslinch in 1993 to accommodate projected urban growth. The developers originally asked to subdivide the entire land assembly comprising 87 hectares (215 acres) as illustrated in Attachments 1 and 2.

On October 21, 2003, City Council approved only the first phase of the development because it could be readily serviced from the west. Phase 1 was registered on April 11, 2005 as Plan 61M-113 (See Attachment 1).

Phase 2 of the development lands was draft plan approved by the City on January 3, 2006. Since the lands affected by Phase 2 were held in three distinct ownerships, Phase 2 was registered in three components as follows:

- a) Phase 2c, owned by Northmanor Estates Inc., contained 2 cluster townhouse blocks and blocks for open space and storm water management facilities. This plan was registered on April 21, 2009 as Plan 61M-158.
- b) Phase 2b, owned by Gamma Developers Limited, contained 48 detached lots, 1 cluster townhouse block, 1 commercial block, 1 school block, 1 park block and included storm water management blocks and wetlands and open space blocks. This plan was registered on July 3, 2009 as Plan 61M-161. This plan completed the road connection between the established residential subdivisions along Kortright Road East and Victoria Road South.
- c) Phase 2a, owned by Bluewater Investments Limited, contained 53 single-detached lots and a storm water management facility and was registered on July 3, 2009 as Plan 61M-162.

Phase 3 of the development lands was approved by City Council on October 1, 2012 and comprised 215 residential dwelling units.

The developer is now requesting draft plan of subdivision approval for Phase 4 of the development lands (See Attachments 1 and 6). The 2013 Development Priorities Plan identifies the fourth phase of the plan to be draft approved in 2013.

# STAFF REPORT

## **Location**

The subject lands have a total site area of 20.792 hectares with planned road access through the Phase 3 subdivision plan (See Attachments 1 and 2). The lands are bounded to the north by the Phase 3 residential subdivision lands currently proceeding to registration and to the west by Torrance Creek conservation lands and the established Robin Road/Olga Circle residential neighbourhood. The lands are bounded to the south by the draft approved Victoria Park Village residential subdivision and to the east by Torrance Creek Wetlands and associated open space blocks dedicated to the City during the registration of Phase 2.

## **Existing Official Plan Designations**

The Phase 4 lands are designated "General Residential" and "Core Greenlands" and also include a "Non-Core Greenlands Overlay" in Schedule 1 of the Official Plan. Schedule 2 of the Plan also identifies Development Constraints including "Provincially Significant Wetlands" and "Open Space" along the west side of the lands. The subject site is also shown within the Arkell Springs Water Resource Protection Area (See Attachment 4).

The "General Residential" land use designation permits all forms of residential development, including multiple unit residential buildings subject to the satisfaction of specific development criteria. The Official Plan land use designations and related policies are included in Attachment 4.

Official Plan Amendment 42 (under appeal), the City's new Natural Heritage System, identifies the Torrance Creek wetlands and associated open space and buffers as 'Significant Natural Areas'.

Official Plan Amendment 48 (under appeal), a comprehensive update to the City's Official Plan designates the subject site 'Low Density Greenfield Residential'. This designation permits residential development at a density between 20 to 60 units per hectare. Again, the Torrance Creek wetlands and associated open space and buffers are designated 'Significant Natural Areas'.

## **Existing Zoning**

The subject lands were annexed into the City of Guelph in 1993 and are currently zoned Agricultural (A) and Hazard (H) as described in the Township of Puslinch Zoning By-law. Attachment 5 illustrates existing zoning of the site and surrounding area.

## **REPORT**

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

The owner is asking to subdivide the subject property according to the draft plan of subdivision included in Attachment 6.

# STAFF REPORT



This fourth phase will include 29 semi-detached lots (58 units), 10 blocks for single detached residential lots that will accommodate a range of between 128 to 157 single-detached dwelling units and an open space/wetland block. The range of detached dwellings is requested because the owner has included 10 blocks in the plan (Blocks 30 to 39 shown in Attachment 6) to accommodate detached dwellings with minimum and maximum lot widths. The exact widths of the lots would be determined before the plan is registered. The unit range is also proposed by the developer in order to gauge market conditions and provide the homeowner with a choice of lot size. The plan will yield a total range of between 186 to 215 dwelling units.

Details of the proposed subdivision plan layout showing the breakdown of the lots, blocks and residential unit yield are included in Attachment 6. The anticipated population range of the subdivision is estimated at 596 to 688 persons. The density of the proposed 186 to 215 unit development as calculated under Places to Grow legislation is 56.2 to 65 persons per hectare. It is noted that there are both medium and high-density residential blocks proposed on Victoria Road in the fifth and last phase of this large-scale subdivision.

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

To implement the proposed draft plan of subdivision, the owner is asking to rezone the lands according to the map and chart outlined in Attachment 7.

Blocks 30 to 39 are proposed to be rezoned to the Specialized R.1D-43 Zone, allowing for the flexibility in lot sizes and number of units. The R.1D-43 Zone is similar to the single detached zoning used in the Phase 3 draft plan. The specialized regulations permit dwellings to be located with a 4.5 metre setback provided the garage is setback 6 metres from the street line.

Most of the semi-detached lots (1 to 20, 26 to 29) are proposed to be rezoned to the Specialized R.2-20 Zone which is also similar to the zoning created in Phase 3. The specialized regulations include reduction in lot frontage to 13.7 metres per lot and 6.8 metres per unit, reduction in minimum lot area to 448 square metres per lot and 224 square metres per unit, a reduction in setback to 4.5 metres for the dwelling and 6 metres for the garage, an increase in maximum building coverage to 50% and an increase in maximum driveway width to 50% of the front yard. The balance of the semi-detached lots facing the future park (Lots 21 to 25) is proposed to be rezoned to a new Specialized R.2-? Zone. This new R.2 Zone is identical to the R.2-20 Zone but includes additional reductions for the exterior side yard and lot area regulations for these lots.

Block 40 of the plan is the large open space/wetland block and this block is proposed to be placed in the P.1 (Park/Conservation Land) Zone for protection. The details of the proposed zoning are included in Attachment 7.

# STAFF REPORT

## Supporting Documents

In support of the proposal, the owner submitted the following reports and information which have since been accepted by the review agencies as part of the earlier review and approval of Phases 1 to 3:

- Preliminary Servicing and Storm Water Management Report: Kortright East Subdivision prepared by Braun Consulting Engineers, December 2001 and Addendum dated November 2002.
- Kortright Road East Traffic Impact and Neighbourhood Traffic Management Plan prepared by Paradigm Transportation Solutions Limited, December 2001.
- Environmental Impact Assessment (EIS) for the Proposed Kortright East Subdivision prepared by ESG International, December 17, 2001 and Addendum dated November 5, 2002.
- Kortright East Plan of Subdivision Traffic Noise Assessment prepared by Paradigm Transportation Solutions Limited, June 2002.
- Environmental Implementation Report for the Kortright East Subdivision.

## Staff Review

The review of this application will address the following issues:

- Review criteria outlined in Section 51(24) of The Planning Act (subdivision control).
- Evaluation of the proposal against the policies of the Official Plan and Provincial policies including the Provincial Policy Statement and Places to Grow.
- Evaluate how the application conforms to the 'General Residential' and "Core Greenlands" designations and policies including any related amendments.
- Review the range of permitted uses and the proposed zoning regulations.
- Review the proposed site servicing and the availability of full municipal services and storm water management.
- Review of the proposed phasing and timing in compliance with the Development Priorities Plan (DPP).
- Confirm support for the Community Energy Initiative.
- Address all comments and issues raised during the review of the application.

Once the application is reviewed and all issues are addressed, a recommendation report from Planning, Building, Engineering and Environment 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.

## FINANCIAL IMPLICATIONS

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

# STAFF REPORT



## COMMUNICATIONS

The Notice of Complete Application was mailed on June 21, 2013 to local boards and agencies, City service areas and property owners with 120 metres of the subject site for comments. Notice was also provided by signage on the site. The Notice of Public Meeting was advertised in the Guelph Tribune on September 16, 2013.

## ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Original Large-scale Subdivision Plan
- Attachment 3 – South Gordon Community Plan Land Use Guideline
- Attachment 4 – Existing Official Plan Designations and Policies
- Attachment 5 – Existing Zoning
- Attachment 6 – Proposed Phase 4 Draft Plan of Subdivision
- Attachment 7 – Proposed Phase 4 Zoning

### Report Author

Al Hearne  
Senior Development Planner

### Approved By

Sylvia Kirkwood  
Manager of Development Planning

Original Signed by:

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### Approved By

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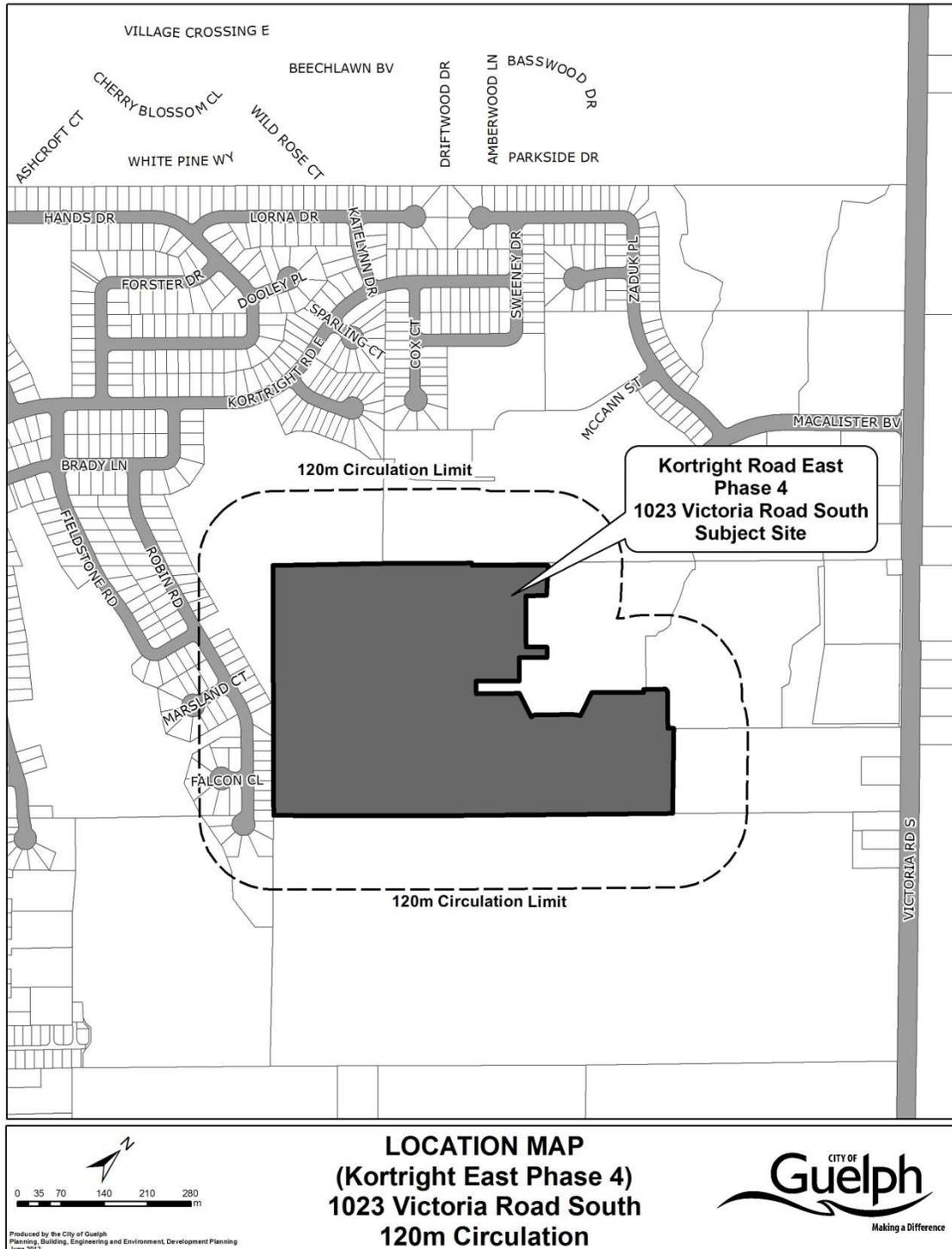
Original Signed by:

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### Recommended By

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Planning, Building, Engineering  
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## Attachment 1 Location Map

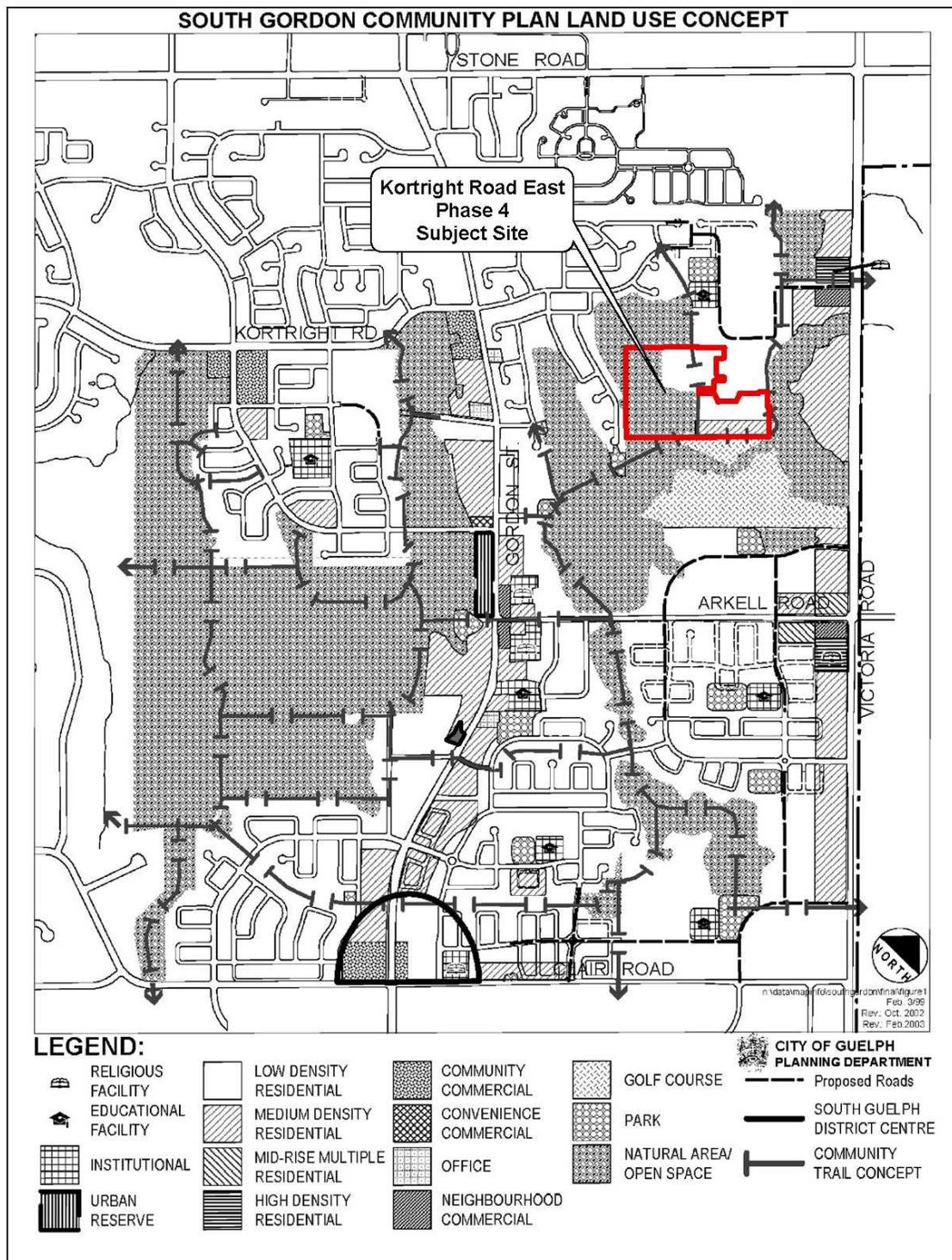




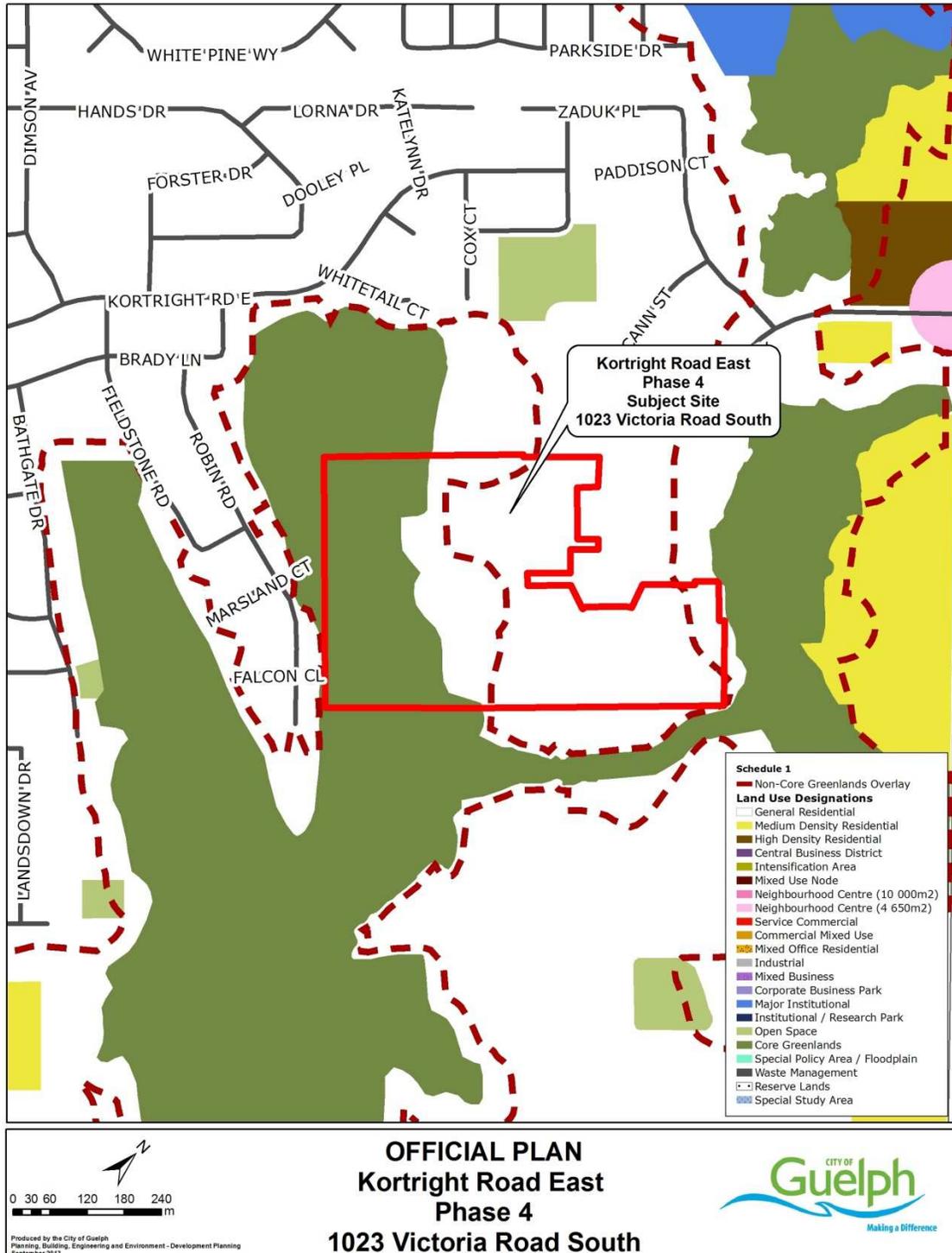


# STAFF REPORT

## Attachment 3 South Gordon Community Plan Land Use Guideline



## Attachment 4 Existing Official Plan Designations and Policies



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## Attachment 4 Official Plan Designations and Policies

### 'General Residential' Land Use Designation

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, lodging houses, coach houses and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the net density of development shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the net density of development on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot infill, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed development is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot infill shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
  - b) Existing building design and height;
  - c) Setbacks;
  - d) Landscaping and amenity areas;
  - e) Vehicular access, circulation and parking; and
  - f) Heritage considerations.
- 7.2.35 Apartment or townhouse infill proposals shall be subject to the development criteria contained in policy 7.2.7.

## 7.12 Open Space

### Objectives

- a) To develop a balanced distribution of open space and recreation facilities that are conveniently accessible and safe to meet the needs of all residents.
- b) To recognize a hierarchy of open space areas based on size, function and the population to be served.
- c) To develop a continuous linear open space system connecting diverse natural, cultural and recreational land uses within the City and with links to surrounding municipalities.
- d) To assist in protecting areas comprising *natural heritage features* and *cultural heritage resources*.
- e) To encourage indigenous biological diversity in appropriate open space areas.
- f) To co-operate with other public, quasi-public and private organizations in the provision of open space, recreation and cultural facilities.
- g) To develop a walking and cycling trail system within the open space system that is accessible to the public utilizing paths, trails, streets and other public open spaces.
- h) To provide for a wide range of cultural and fine arts facilities.
- i) To promote tourism potentials and attractions in the City.

### General Policies

- 7.12.1 The predominant use of land designated 'Open Space' on Schedule 1 shall be for public and private recreational uses and facilities, parks, golf courses, conservation lands, school sites, and cemeteries. The designation is also intended to support the protection of natural heritage features and cultural heritage resource conservation.
- 7.12.2 Complementary uses that are compatible to, and which do not detract from or restrict, the primary function of the area, may be permitted within the 'Open Space' designation. Such complementary uses may include, but are not necessarily restricted to: forestry resources, horticulture, and public utilities. Other complementary uses for private and public recreational uses and facilities may include restaurants, club houses, pro shops, public halls and other accessory buildings and uses that are normally associated with the main recreational use.
- 7.12.3 Where any land designated 'Open Space' is under private ownership, this Plan does not imply that such land is open to the general public or that the land will be purchased by the Municipality or any other public agency.

1. Where lands designated 'Open Space' are in private ownership and application is made requesting a change to a land use other than open space, due consideration shall be given by Council to the following:
  - a) Council shall consider the acquisition of the subject lands, having regard for the following:
    - i. The provision of adequate open space and recreational areas, particularly in the vicinity of the subject lands;
    - ii. The existence of cultural heritage resources or natural heritage features on the site;
    - iii. The recreational service that is provided by the existing use and the benefits and costs accruing to the City through the public acquisition of the property;
    - iv. The possibility of any other government agency purchasing or sharing in the purchase of the subject lands; and
    - v. The ability of the City to purchase the lands and the priority of the lands in relation to the City's overall open space acquisition plan.
  - b) If acquisition of lands is not deemed appropriate, Council shall consider other arrangements to retain the lands in an 'Open Space' designation by such means as management agreements or easements, where applicable.
2. Where the City or any other government agency does not wish to purchase the subject lands, and suitable alternative arrangements to secure the lands in an 'Open Space' designation have not been derived, due consideration shall be given by Council to amending the Official Plan. When considering such amendments, the City may require a comprehensive study be conducted to determine the most desirable function and use of the lands. In spite of the above, there is no public obligation either to redesignate or purchase any areas designated 'Open Space'.

7.12.4 When developing major recreation facilities such as indoor swimming pools, arenas, or major open space areas, consideration shall be given to locating such facilities in association with major community shopping, educational or cultural facilities.

## 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 6  
Proposed Phase 4 Draft Plan of Subdivision**

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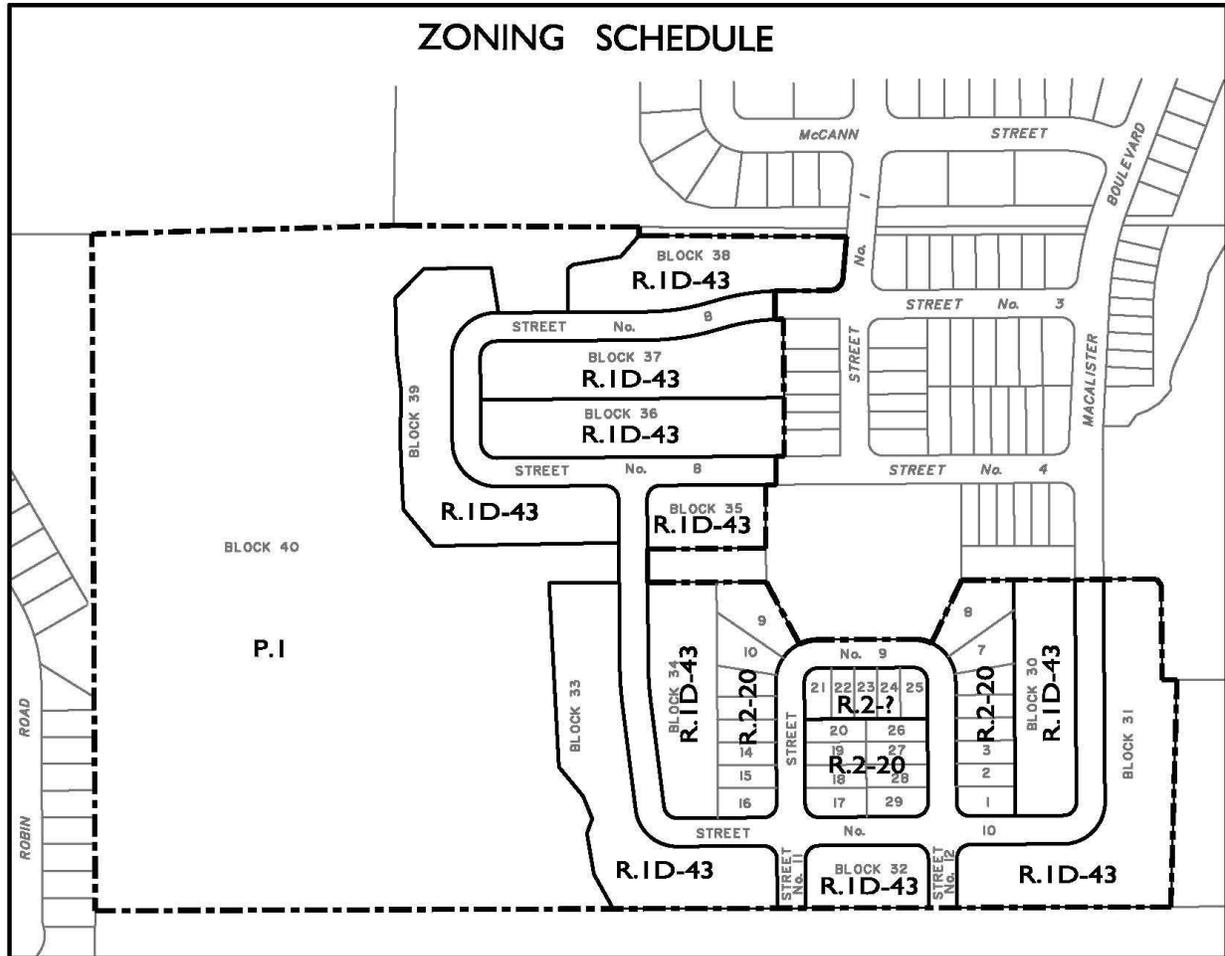
## RELEVANT INFORMATION - OVERALL CONCEPT

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LOTS/BLOCKS	LAND USE	UNITS	AREAS (ha)
LOTS 1-29	SEMI-DETACHED RESIDENTIAL	58	6.537
BLOCKS 30-39	SINGLE-DETACHED RESIDENTIAL	120-157	1.686
BLOCK 40	OPEN SPACE/WETLAND		10.184
BLOCKS 41 and 42	0.300 RESERVES		0.001
STREETS	ROADS		2.384
<b>TOTAL</b>		<b>186-215</b>	<b>20.792 ha.</b>

# STAFF REPORT

**Attachment 7  
Proposed Phase 4 Zoning  
1023 Victoria Road South (File: 23T-01508 / ZC1306)**



# STAFF REPORT

## Attachment 7 Proposed Phase 4 Zoning 1023 Victoria Road South (File: 23T-01508 / ZC1306)

Proposed Zoning Schedule					
Land Use	Lots/Blocks	Zone	Specialized Regulations	B/L Requirement	Exemption
Single Detached	Blocks 30 to 39	R.1D-43	Front Yard Setback	6.0 metres	4.5m to front wall of house and 6m to garage face
Semi-Detached	Lots 1 to 20 and 26 to 29	R.2-20	Min. Lot Frontage /lot	15.0 m	13.7 m
			Min. Lot Frontage /unit	7.5 m	6.8 m
			Min. Lot Area/Lot	460 m <sup>2</sup>	448 m <sup>2</sup>
			Min. Lot Area/Unit	230 m <sup>2</sup>	224 m <sup>2</sup>
			Maximum Building Coverage	40%	50%
			Maximum Driveway Width	40%	50%
			Front Yard Setback	6.0 m	4.5m to front wall of house and 6m to garage face
Semi-Detached	Lots 21 to 25	R.2-?	Min. Lot Frontage /lot	15.0 m	13.7 m
			Min. Lot Frontage /unit	7.5 m	6.8 m
			Min. Lot Area/Lot	460 m <sup>2</sup>	416 m <sup>2</sup>
			Min. Lot Area/Unit	230 m <sup>2</sup>	208 m <sup>2</sup>
			Maximum Building Coverage	40%	50%
			Maximum Driveway Width		
			Front Yard Setback	40%	50%
			Exterior Side Yard	6.0 m 4.5 m	4.5m to front wall of house and 6m to garage face 3.0 m

Block 40 identifying wetlands, open space and buffers is proposed to be zoned P.1 for conservation land and protection.

# CONSENT AGENDA

October 7, 2013

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**

<b>REPORT</b>	<b>DIRECTION</b>
<p><b>CON-2013.29      151 CITYVIEW DRIVE NORTH – PROPOSED ZONING BY-LAW AMENDMENT (FILE: ZC1302) – WARD 1</b></p> <p>1. That the application by Bill and Franca DaMaren for approval of a Zoning By-law Amendment from the UR (Urban Reserve) Zone to the R.1C (Single Detached Residential) Zone to permit the development of a single detached dwelling at the property municipally known as 151 Cityview Drive North and legally described as Lot 19, Registered Plan 462, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Planning, Building, Engineering and Environment Report 13-55, dated October 7, 2013.</p>	Approve
<p><b>CON-2013.30      PROPOSED DEMOLITION OF 541 EDINBURGH ROAD SOUTH – WARD 5</b></p> <p>1. That Report 13-61 regarding the proposed demolition of a detached dwelling at 541 Edinburgh Road South, legally described as Part of Lot 12, Plan 714, City of Guelph, from Planning, Building, Engineering and Environment dated October 7, 2013, be received.</p> <p>2. That the proposed demolition of the detached dwelling at 541 Edinburgh Road South be approved.</p>	Approve

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.
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.

**CON-2013.31      GMHI/GHI SHAREHOLDER DECLARATION**

Approve

1. That Council approve the revisions to the reporting requirements of GHI and GMHI in the Shareholder Declaration as set out in the report of Legal and Realty Services dated October 7, 2013, and such other minor amendments as required by the City Solicitor, in a final form and content to the satisfaction of the City Solicitor.
2. That Council authorize the Mayor and Clerk to execute the revised Shareholder Declaration.

attach.

# STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE October 7, 2013

**SUBJECT 151 Cityview Drive North– Proposed Zoning By-law Amendment (File: ZC1302) Ward 1**

REPORT NUMBER 13-55

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide a staff recommendation to approve a Zoning By-law Amendment to rezone the subject site to the R.1C Zone to permit a single detached dwelling to be built on a lot fronting onto Cityview Drive North.

### KEY FINDINGS

Planning staff support the proposed rezoning subject to the regulations and conditions in Attachment 2.

### FINANCIAL IMPLICATIONS

Estimated Development Charges: \$24,208

Estimated Annual Tax Increase: \$5000 for a single detached dwelling

### ACTION REQUIRED

Council is being asked to approve the Zoning By-law Amendment for the subject lands.

## RECOMMENDATION

1. That the application by Bill and Franca DaMaren for approval of a Zoning By-law Amendment from the UR (Urban Reserve) Zone to the R.1C (Single Detached Residential) Zone to permit the development of a single detached dwelling at the property municipally known as 151 Cityview Drive North and legally described as Lot 19, Registered Plan 462, City of Guelph, be approved in accordance with the zoning regulations and conditions outlined in Attachment 2 of Planning, Building, Engineering and Environment Report 13-55, dated October 7, 2013.

# STAFF REPORT



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## BACKGROUND

An application for a Zoning By-law Amendment has been received for the property municipally known as 151 Cityview Drive North from Bill and Franca DaMaren. The application would permit the development of a single detached dwelling.

The application was deemed complete March 6, 2013. The statutory Public Meeting was held on July 29, 2013. Report 13-39 from Planning, Building, Engineering and Environment provided background information related to the proposed Zoning By-law amendment application.

### Location

The subject property has a site area of 0.143 hectares and is located on the east side of Cityview Drive North, south of Grange Road (see Attachment 1). The site has a lot frontage of approximately 23 metres and a lot depth of approximately 63 metres. The subject property is vacant of any buildings or structures. Adjacent land uses consist of single detached dwellings to the north and south, and a future elementary school site at 25 Lee Street to the east.

### Existing Official Plan Land Use Designation and Policies

The Official Plan land use designation that applies to the subject property is "General Residential", which permits a range of housing types including single, semi-detached residential dwellings and multiple unit residential buildings. The relevant policies of the "General Residential" land use designation are included in Attachment 3.

### Existing Zoning

The subject property is zoned UR (Urban Reserve) Zone. Details of the existing zoning are included in Attachment 4.

## REPORT

### Description of Proposed Zoning Bylaw Amendment

The applicant is requesting to rezone the subject property from the UR (Urban Reserve) Zone to the R.1C (Single Detached Residential) Zone to permit the development of a single detached dwelling. The applicant has requested to develop the property in accordance with the permitted uses and regulations of the standard R.1C Zone. It is the applicant's intention to construct a one storey single detached home, approximately 148 to 158 square metres in size.

### Staff Review/Planning Analysis

Planning staff have reviewed the proposed application and have no objection to the zoning by-law amendment to permit a single-detached dwelling to be constructed on this lot. The development of a single detached dwelling on the subject property represents a logical infill and is in keeping with the surrounding single detached lots fronting along the east side of Cityview Drive North. The proposed single detached dwelling on the subject property meets the regulations of the proposed R.1C Zone and the "General Residential" policies of the Official Plan. The Official Plan encourages infill development that is compatible with the existing residential neighbourhood. The

# STAFF REPORT



proposed infill development of one additional single detached dwelling is compatible with the form and scale of existing residential development in the area. There were no public concerns expressed through the circulation of the application or at the July 29, 2013 Public Meeting.

It is noted that Cityview Drive North fronting the subject property has been recently reconstructed. This includes the installation of municipal services that include a sanitary sewer, storm sewer and watermain. In addition, a sanitary and water lateral was installed to the property line of the subject property to allow the new single detached dwelling proposed to connect to these municipal services. The conditions contained in Attachment 2 include the standard Engineering Services conditions for rezoning the property to permit the development of the proposed single-detached dwelling.

## **CORPORATE STRATEGIC PLAN**

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

## **DEPARTMENTAL CONSULTATION**

The public agency and comments received from City departments during the review of the application are summarized on Attachment 5.

## **COMMUNICATIONS**

Key dates for the public process regarding this planning application are included in Attachment 6.

## **ATTACHMENTS**

- Attachment 1 – Location Map
- Attachment 2 – Recommended Zoning Regulations and Conditions
- Attachment 3 – Existing Official Plan Land Use Designations and Policies
- Attachment 4 – Existing and Proposed Zoning and Details
- Attachment 5 – Agency and Public Comments Summary
- Attachment 6 – Public Notification Summary

### **Report Author**

Chris DeVriendt  
Senior Development Planner

### **Approved By**

Sylvia Kirkwood  
Manager of Development Planning

Original Signed by:

Original Signed by:

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### **Approved By**

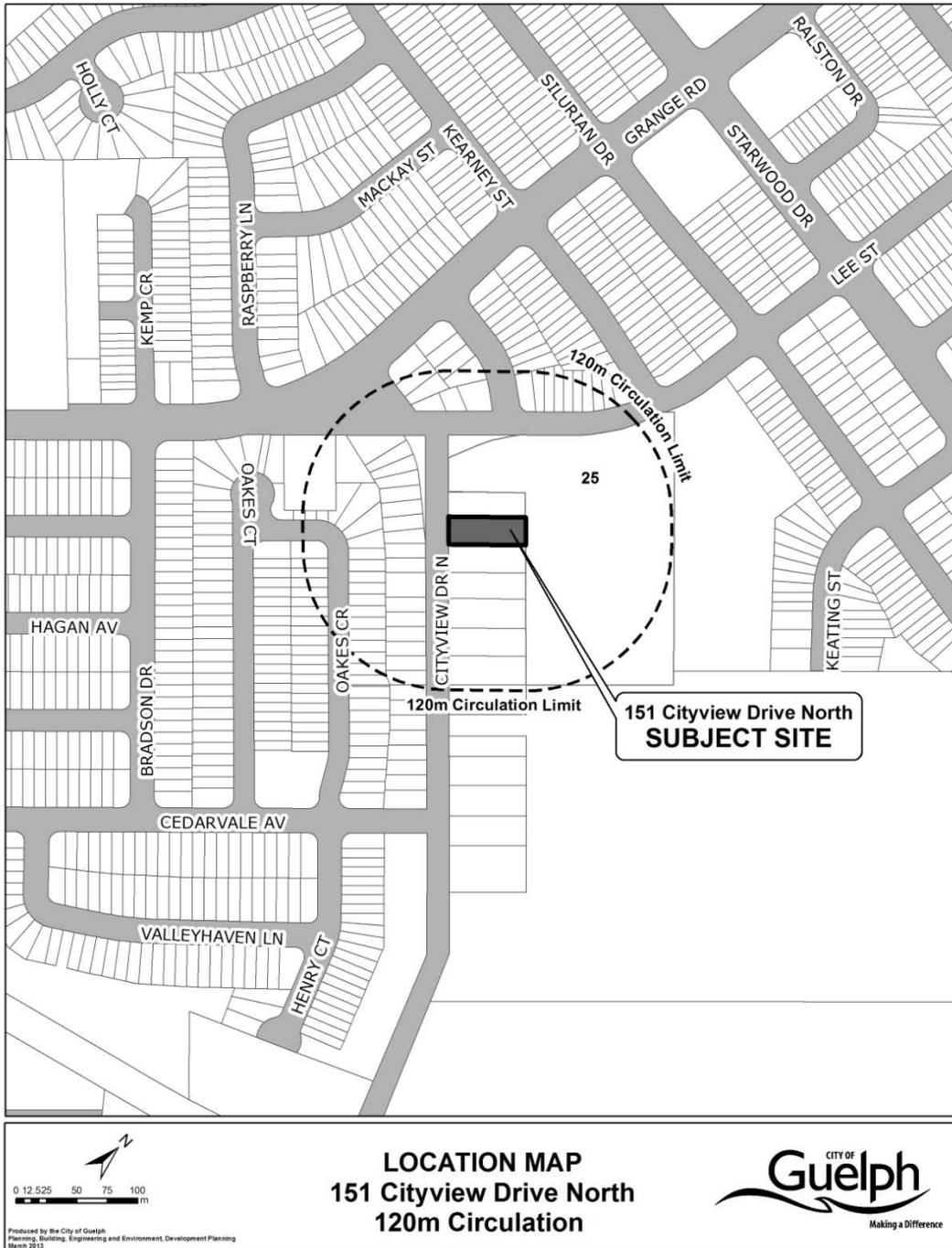
Todd Salter  
General Manager  
Planning Services  
519.822.1260, ext. 2395  
todd.salter@guelph.ca

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### **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



# STAFF REPORT



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## Attachment 2: Recommended Zoning Regulations and Conditions

The property affected by the Zoning By-law Amendment application is municipally known as 151 Cityview Drive North and legally described as Lot 19, Registered Plan 462, City of Guelph.

### **PROPOSED ZONING**

The following zoning is proposed for the subject site:

#### **R.1C (Single Detached Residential) Zone**

In accordance with Section 5.1 of Zoning By-law (1995)-14864, as amended.

### **PROPOSED CONDITIONS**

The following conditions are provided as information to Council and will be imposed through an agreement with the City registered on title for the subject site:

1. That the Owner shall pay **development charges** to the City in accordance with By-law Number (2009)-18729, 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.
2. Prior to building permit, the Owner shall pay to the City **cash-in-lieu of park land dedication** in accordance with By-law (1989)-13410, By-law (1990)-13545 and By-law (2007)-18225, as amended from time to time, or any successor thereof.
3. Prior to any construction or grading on the lands, the Owner shall have a Professional Engineer design a **grading and drainage plan** for the site, satisfactory to the General Manager/City Engineer.
4. Prior to any construction or grading on the lands, the Owner enters into a **Storm Sewer Agreement**, as established by the City, registered on title.
5. The Owner shall pay to the City the actual **cost** of the construction of the **new driveway entrance** and the required **curb cut and/or curb fill** and furthermore, prior to any construction or grading on the lands, the Owner shall pay to the City the estimated cost of the new driveway entrance and the required curb cut and/or curb fill, as determined by the General Manager/City Engineer.
6. The Owner shall pay to the City the actual cost of **constructing, installing or removal of any service laterals** required and furthermore, prior to any

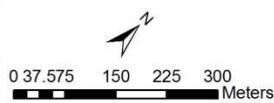
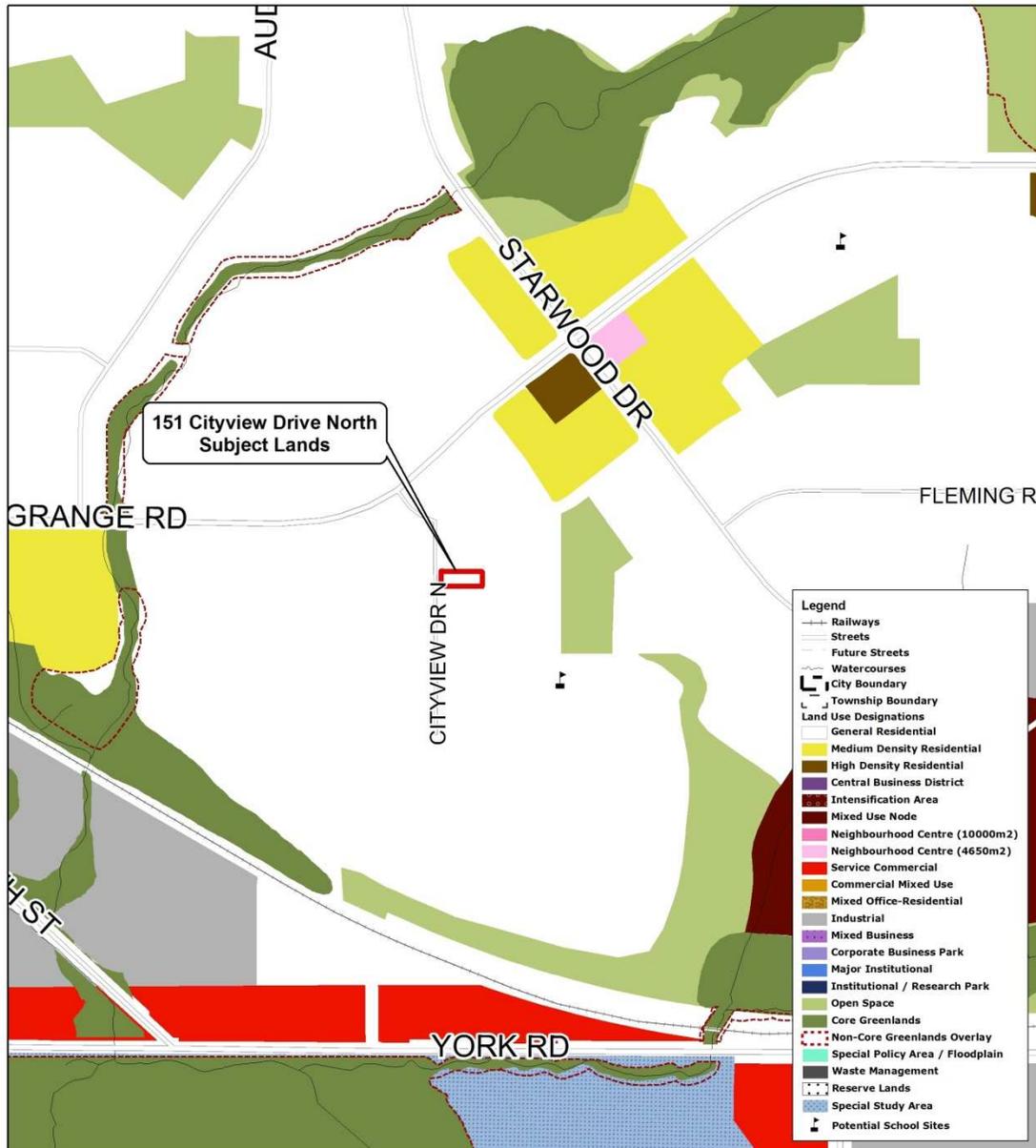
# STAFF REPORT



construction or grading on the lands, the Owner shall pay to the City the estimated cost of constructing, installing or removal of any service laterals, as determined by the General Manager/City Engineer.

7. Prior to any construction or grading on the lands, the Owner shall pay their proportionate share of the actual **cost to reconstruct Cityview Drive** along their frontage.
8. That the Owner constructs the new building at such an elevation that the lowest level of the new dwelling can be serviced with a **gravity connection** to the sanitary sewer.
9. The Owner 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 any construction and grading of the lands.
10. That all electrical services to the lands are underground and the Owner 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 any construction and grading of the lands.
11. The Owner shall ensure that all **telephone service and cable TV service** to the lands shall be underground. The Owner shall enter into a servicing agreement with the appropriate service providers for the installation of underground utility services for the lands.
12. The Owner shall ensure that any **domestic wells** located within the lands be properly decommissioned in accordance with Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any boreholes drilled for hydrogeological or geotechnical investigations must also be properly abandoned.
13. The Owner acknowledges that the City does not allow **retaining walls** higher than 1.0 metres abutting existing residential properties without the permission of the City Engineer.
14. 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 and the General Manager/City Engineer, covering the conditions noted above and to develop the site in accordance with the approved plans.

## Attachment 3: Existing Official Plan Designations and Policies



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

151\_Cityview\_Drive\_North\_Map02\_Cityview Dr N

### OFFICIAL PLAN 151 Cityview Drive North

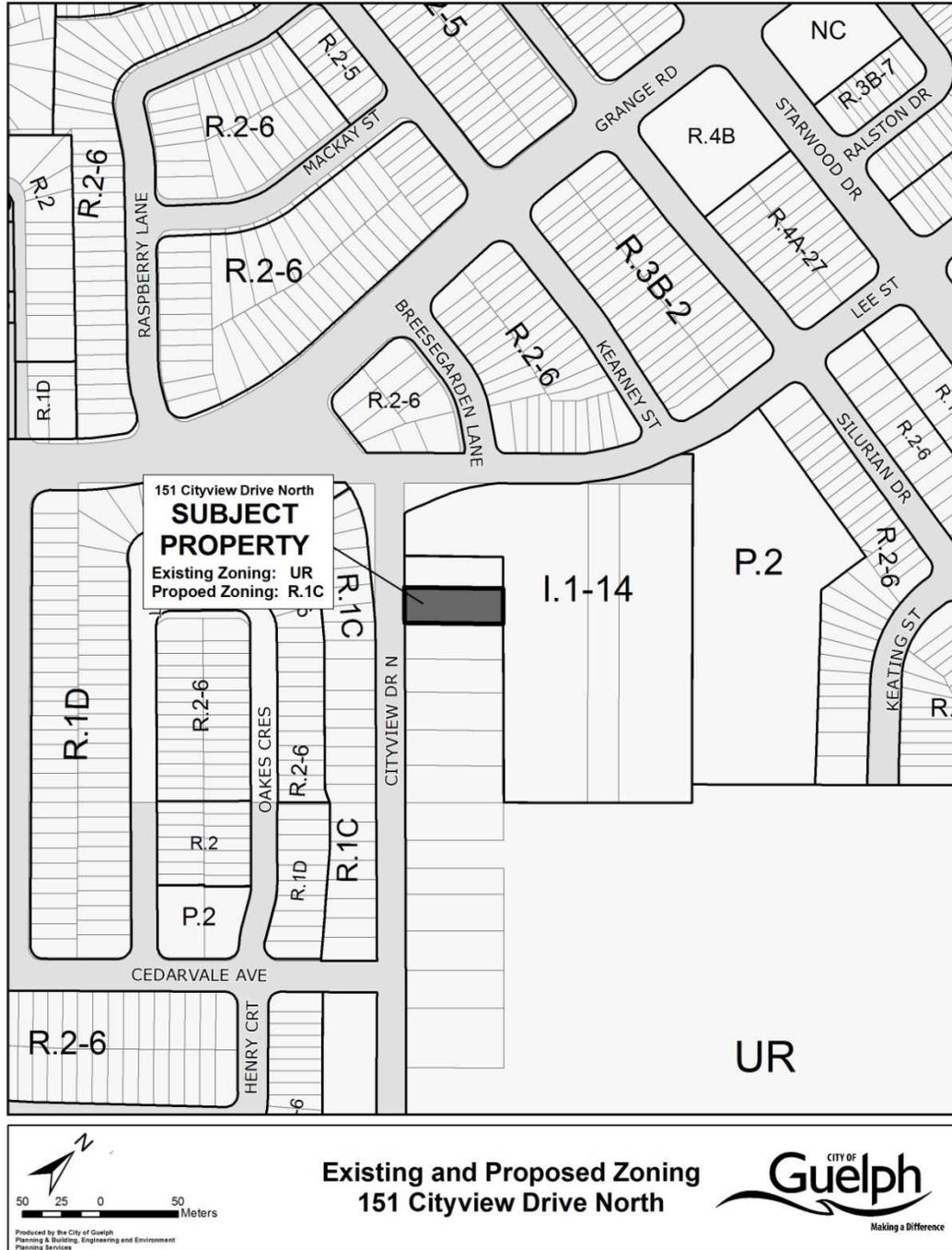
## Attachment 3 (continued): Existing Official Plan Designations and Policies

### 'General Residential' Land Use Designation

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses*, *coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).
1. In spite of the density provisions of policy 7.2.32 the *net density of development* on lands known municipally as 40 Northumberland Street, shall not exceed 152.5 units per hectare (62 units per acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.
- 7.2.34 Residential lot *infill*, comprising the creation of new low density residential lots within the older established areas of the City will be encouraged, provided that the proposed *development* is compatible with the surrounding residential environment. To assess compatibility, the City will give consideration to the existing predominant zoning of the particular area as well as the general design parameters outlined in subsection 3.6 of this Plan. More specifically, residential lot *infill* shall be compatible with adjacent residential environments with respect to the following:
- a) The form and scale of existing residential development;
  - b) Existing building design and height;
  - c) Setbacks;
  - d) Landscaping and amenity areas;
  - e) Vehicular access, circulation and parking; and
  - f) Heritage considerations.
- 7.2.35 Apartment or townhouse *infill* proposals shall be subject to the development criteria contained in policy 7.2.7

# STAFF REPORT

## Attachment 4: Existing and Proposed Zoning



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## Attachment 4 (continued): Existing Zoning Details

### UR (Urban Reserve) Zone

#### Permitted Uses

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

#### Regulations

Within the Urban Reserve (UR) Zone, 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 and the following regulations:

#### Minimum Separation Distances Regulating Livestock Based Agriculture

Minimum separation distances for Livestock Based Agriculture operations shall be based on the Minimum Separation Distance requirements for livestock farms required by the Ontario Ministry of Agriculture and Food.

#### Permitted Building or Structure

In addition to all other provisions of this Section, a permitted Building or Structure shall only be permitted in accordance with all of the following regulations:

#### Minimum Side Yard

Equal to one-half the Building Height but in no case less than 3 metres.

#### Minimum Rear Yard

Equal to one-half the Building Height but in no case less than 7.5 metres.

#### Minimum Front Yard

7.5 metres or as set out in Section 4.24, whichever is greater.

#### Off-Street Parking

No off-Street parking shall be located within 3 metres of any boundary of an UR Zone.

#### Off-Street Loading

No off-Street loading shall be located within 3 metres of any boundary of an UR Zone.

# STAFF REPORT

## Accessory Building or Structure

Despite Section 4.5, an accessory Building or Structure shall be permitted only in accordance with the following regulations:

No accessory Building or Structure shall be used for human habitation.

No accessory Building or Structure shall be located between the Street Line and any Setback line.

No accessory Building or Structure shall be located in any Side Yard.

No accessory Building or Structure shall be located closer to any Lot Line than one-half Building Height or 7.5 metres, whichever is greater.

## Lighting of Outdoor Sportsfield Facilities

Outdoor Sportsfield Facilities shall be permitted to have lighting facilities developed in accordance with Section 4.18.1

# STAFF REPORT

## Attachment 4 (continued): Proposed Zoning Details

### R.1C Detached Residential Zone

#### Permitted Uses

Single Detached Dwelling  
 Accessory Apartment  
 Bed and Breakfast Establishment  
 Day Care Centre  
 Group Home  
 Home Occupations  
 Lodging House Type 1

Regulation	Required in the Standard R.1C Zone
Minimum Lot Area	460m <sup>2</sup>
Minimum Lot Frontage	15m
Maximum Building Height	3 storeys
Minimum Front Yard	6m
Minimum Exterior Side Yard	4.5m
Minimum Side Yard	
1 to 2 storeys	1.5m
Over 2 storeys	2.4m
Minimum Rear Yard	7.5m or 20% of the lot depth
Accessory Buildings or Structures	Section 4.5
Fences	Section 4.20
Off-Street Parking	Section 4.13
Minimum Landscaped Open Space	The front yard of any lot, excepting the driveway shall be landscaped and no parking shall be permitted within this landscaped open space. The driveway shall not constitute more than 40% of the front yard. A minimum area of 0.5m between the driveway and the nearest lot line must be maintained as a landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species
Garbage, Refuse Storage & Composters	See Section 4.9

# STAFF REPORT



## ATTACHMENT 5 Agency and Public Comments Summary

<b>Respondent</b>	<b>No Objection or Comment</b>	<b>Conditional Support</b>	<b>Issues /Concerns</b>
Planning		√	Subject to conditions in Schedule 2
Engineering		√	Subject to conditions in Schedule 2
Park Planning		√	Subject to conditions in Schedule 2
Emergency Services/Guelph Fire	√		
Union Gas	√		
Guelph Hydro		√	Subject to conditions in Schedule 2
Guelph Police	√		

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## ATTACHMENT 6 Public Notification Summary

January 22, 2013	Application received by the City of Guelph
February 20, 2013	Application deemed complete
March 6, 2013	Notice of Complete Application mailed to prescribed agencies and surrounding property owners within 120 metres
July 4, 2013	Notice of Public Meeting advertised in the Guelph Tribune
July 8, 2013	Notice Public Meeting mailed to prescribed agencies and surrounding property owners within 120 metres
July 29, 2013	Statutory Public Meeting of City Council
October 7, 2013	City Council Meeting to consider staff recommendation

# STAFF REPORT



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TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE October 7, 2013

**SUBJECT Proposed Demolition of 541 Edinburgh Road South  
Ward 5**

REPORT NUMBER 13-61

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## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

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

### ACTION REQUIRED

Council is being asked to approve the demolition request.

## RECOMMENDATION

1. That Report 13-61 regarding the proposed demolition of a detached dwelling at 541 Edinburgh Road South, legally described as Part of Lot 12, Plan 714, City of Guelph, from Planning, Building, Engineering and Environment dated October 7, 2013, be received.
2. That the proposed demolition of the detached dwelling at 541 Edinburgh Road South 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.
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 541 Edinburgh Road South was received on September 13, 2013 by Planning, Building, Engineering and Environment.

# STAFF REPORT



The subject property is located on the westerly side of Edinburgh Road South, south of Stone Road West. The subject property is zoned R.1D (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 dwelling proposed to be demolished was recently damaged as a result of a fire. The applicant is proposing to construct a new dwelling to replace the fire damaged 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 subject property sustained significant damage during a recent house fire and according to the Chief Building Official, is beyond repair. Presently the house is vacant, the main floor is boarded up, however, the roof and second floor are open and unprotected (see site photos on Attachment 2).

### Tree Protection

The property is less than 0.2 hectares and therefore is not regulated by the Private Tree Protection By-law. However, there is a large tree existing in the rear yard that may be impacted by construction activities. It is Staff's preference to maintain and protect the urban forest where possible therefore, the owner is encouraged to preserve this tree. If the tree is to be retained, a tree protection zone will need to be established where protective tree hoarding would be installed to protect it. Staff are recommending that the owner erect protective hoarding prior to demolition activities and maintaining the hoarding through the construction of the new dwelling.

### Heritage

The subject dwelling is not listed on the City of Guelph's Municipal Registrar of Cultural Heritage Properties.

### Replacement Dwelling

The applicant has not yet finalized the design for the proposed replacement dwelling but has indicated that the dwelling will be replaced.

The approval of the demolition application is recommended as the existing dwelling has sustained extensive fire damage, is not a significant cultural heritage resource, and the subject property is proposed to be developed with a new single detached dwelling. Therefore, there will be no overall loss of residential capacity proposed as a result of this application.

# STAFF REPORT



Finally, it is strongly recommended that the applicant contact the General Manager of Solid Waste Resources, within Planning, Building, Engineering and Environment regarding the proper salvage and disposal of the demolition materials.

## **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**

Staff from Building Services as well as the City’s Environmental 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

### **Prepared By:**

Stacey Laughlin  
Senior Policy Planner

Original Signed by:

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### **Approved By:**

Todd Salter  
General Manager  
Planning Services  
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### **Approved By:**

Sylvia Kirkwood  
Manager of Development Planning

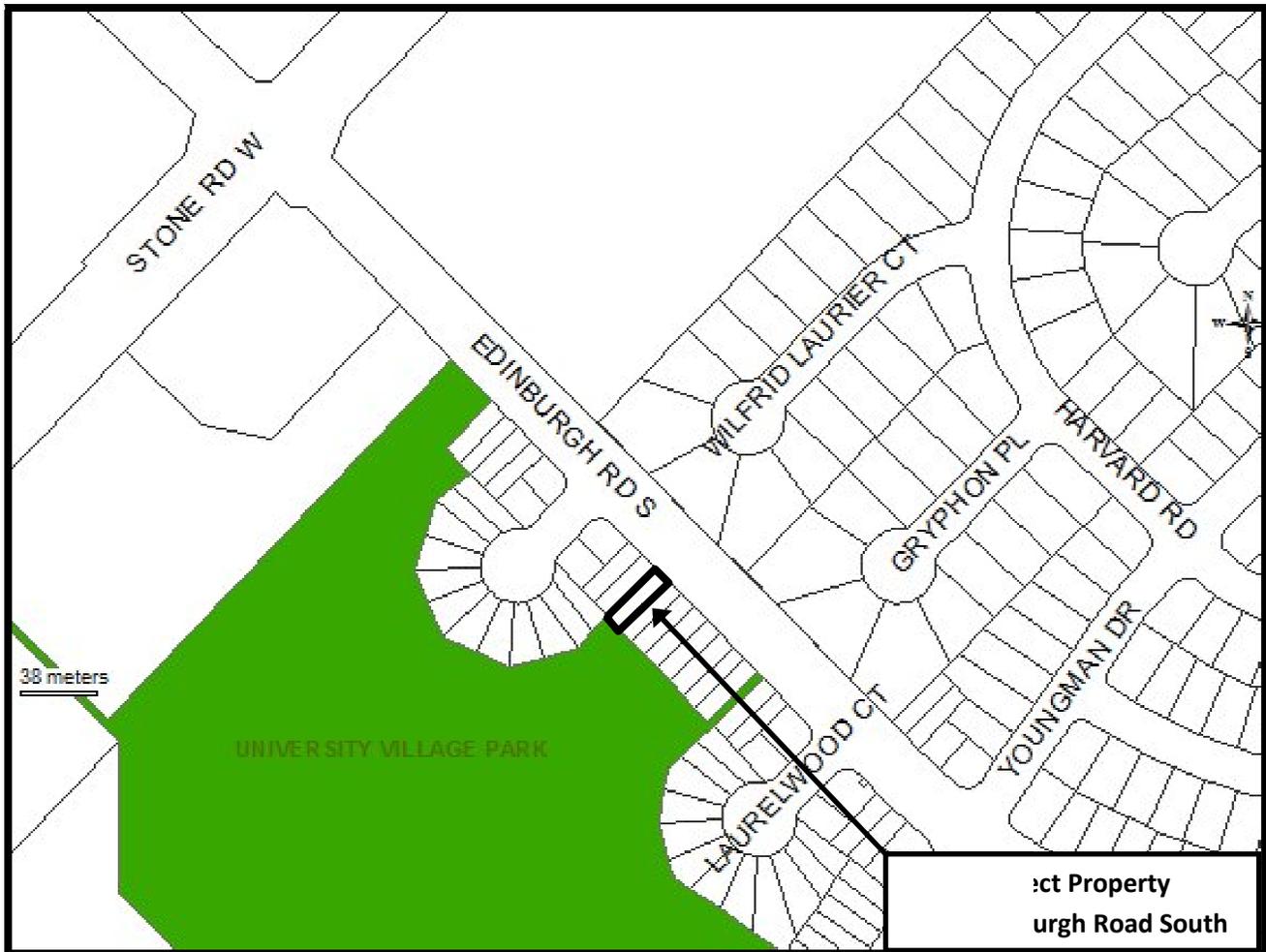
Original Signed by:

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### **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 – Site Photos

### Aerial Photograph



# STAFF REPORT

Photos of  
541 Edinburgh  
Road  
South  
(September 12, 2013)



# STAFF REPORT



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TO City Council

SERVICE AREA Corporate and Human Resources  
Legal Services

DATE October 7, 2013

**SUBJECT GMHI /GHI Shareholder Declaration**

REPORT NUMBER CHR 2013-45

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## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To obtain approval of Council for revisions to the existing Shareholder Declaration for GMHI and GHI.

### KEY FINDINGS

The reporting requirements set out in the existing Shareholder Declaration as between GHI and GMHI and between GMHI and the City are not in sync with the governance and financial cycles of the three entities.

Following extensive consultation among City, GMHI and GHI staff, a new reporting structure has been created which accommodates each entities schedules and adheres to the spirit of the original reporting requirements.

There are a number of minor drafting amendments which are also being proposed which do not materially affect any obligations of the three parties but provide greater clarity in language.

City staff will be undertaking a risk assessment of the current governance structure of GMHI and GHI and will report back to Council with recommendations once complete.

### FINANCIAL IMPLICATIONS

None

### ACTION REQUIRED

City Council to approve the proposed revisions to the reporting requirements of GHI and GMHI set out in the Shareholder Declaration.

# STAFF REPORT



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## RECOMMENDATION

1. That Council approve the revisions to the reporting requirements of GHI and GMHI in the Shareholder Declaration as set out in the report of Legal and Realty Services dated October 7, 2013, and such other minor amendments as required by the City Solicitor, in a final form and content to the satisfaction of the City Solicitor.
2. That Council authorize the Mayor and Clerk to execute the revised Shareholder Declaration.

## BACKGROUND

The Shareholder Declaration made by the City, with the consent of GMHI, Guelph Hydro Inc. and its Subsidiaries, contains various reporting requirements. Over the course of the first two years of operation of GMHI, practical difficulties in meeting the requirements of the Shareholder Declaration have arisen due to the governance and financial cycles of the three entities.

## REPORT

Commencing in the Spring of 2013, staff from the City, GMHI and GHI have met to discuss amendments to the reporting requirements in the Shareholder Declaration which would meet the spirit of the Shareholder Declaration and conform with each entities' governance and financial cycles. This new reporting structure will increase the accountability of each entity and provide greater transparency regarding decision making.

The proposed new reporting structure contains amendments, summarized on the chart attached, as follows:

1. Clarification of the material to be included in the Annual Reports of GHI and GMHI.
2. Clarification of the items to be addressed at the Annual Meeting of GHI and GMHI.
3. Provision for budget forecast information to be provided to the City within the City's budget cycle.
4. Adjustment of the timing of the presentation of the approved budget and business plan of each of GMHI and GHI to the relevant entity.
5. Clarification of the regular reporting requirements for both GHI and for GMHI.

This structure will be reviewed by the GMHI Board at its September 26, 2013 meeting and any recommended changes to the current proposed structure will be communicated verbally to Council on October 7, 2013.

# STAFF REPORT

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There are also a number of minor drafting amendments to be made for clarification and to allow for flexibility in adding new corporations. None of the proposed changes are material to any parties' obligations under the agreement.

If approved by Council, the new Shareholder Declaration will be presented to the GHI Board and to the Boards of each of their Subsidiaries for review and approval.

It is anticipated there may be additional requests in Q3 or Q4 from GMHI and GHI for amendments to the Shareholder Declaration in areas other than reporting.

In addition, the City Solicitor will be undertaking a complete risk assessment of the current governance structure during Q3 and Q4 of 2013 to determine areas of potential risk for the City and to make recommendations regarding remediation of these risks.

## **CORPORATE STRATEGIC PLAN**

2.3 Ensure accountability, transparency and engagement.

## **DEPARTMENTAL CONSULTATION**

Chief Administrative Office  
Finance and Enterprise  
GMHI Staff  
GHI Staff

## **COMMUNICATIONS**

N/A

## **ATTACHMENTS**

Proposed new reporting structure.

Original Signed by:

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### **Report Author & Recommended By**

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General Manager, Legal & Realty Services/City Solicitor  
Ext. 2288  
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Original Signed by:

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### **Submitted By**

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Resources  
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**Time Period Reporting  
For Reports to GMHI and Council**

ITEM	To be provided by	Shareholder Declaration	GHI/GMHI BOARD REVIEW- APPROVAL\ IN ADVANCE	DUE TO GMHI	DUE TO COUNCIL/CITY	COMMENTS
<p><b>GHI Annual Report to GMHI including:</b></p> <ul style="list-style-type: none"> <li>• Report on major business developments or significant results</li> <li>• Compliance report</li> <li>• Report from each Committee Chair of GHI</li> <li>• MD &amp; A report for the previous financial year</li> <li>• Report on Compensation disclosure and analysis for officers and directors for the previous year</li> <li>• Report on variances from operating and capital budgets for the previous year</li> <li>• Such additional information as GMHI may specify from time to time for the last completed financial year.</li> </ul>	GHI	11.1		Annually at time of Annual Meeting		
<p><b>Annual Shareholder Meeting of GHI including:</b></p> <ul style="list-style-type: none"> <li>• Consolidated and unconsolidated financial statements of GHI &amp; Subs with Auditor’s Report</li> <li>• Nominations for directors</li> <li>• Recommendations for appointment of auditors for GHI</li> </ul>	GHI	11.3		Annually within 60 days following approval of audited financials And within five months of the end of the previous financial year		

<p><b>GMHI Annual Report to Council</b>, including:</p> <ul style="list-style-type: none"> <li>• Update on the Business Plan of GMHI and its Subsidiaries</li> <li>• Strategic objectives of GMHI and its Subsidiaries</li> <li>• Material deviances from the GMHI business plan in the previous year</li> <li>• Report on major business developments or significant results</li> <li>• Report on Compensation disclosure and analysis for officers and directors for the previous year</li> <li>• Compliance Report</li> <li>• Any other information GMHI Board wants to present</li> </ul>	GMHI	10.1		Prior to June Council meeting	Annually by June 30	Open Session, unless appropriately closed session
<p><b>Annual Shareholder Meeting of GMHI</b> including:</p> <ul style="list-style-type: none"> <li>• Audited financial statements</li> <li>• Auditor's report</li> <li>• Recommendations for appointment of Directors of GHI</li> </ul>	GMHI	10.2		Prior to AGM	Annually by June 30	May be closed session
<p><b>GHI &amp; Subs Budget Forecast</b></p> <ul style="list-style-type: none"> <li>• Report regarding any major budget impacts to GMHI and the City anticipated in the next financial year</li> </ul>	GHI	11.4	September F & C Committee (?)		October 15 to Treasurer annually	
<p><b>GMHI Budget Forecast</b></p> <ul style="list-style-type: none"> <li>• Report regarding any major budget impacts to the City anticipated in the next financial year</li> </ul>	GMHI	10.4	September Board Meeting		October 15 to Treasurer annually	

<p><b>GHI Business plan and approved budget for each financial year</b> for GHI and for each of the GHI Subsidiaries, including:</p> <ul style="list-style-type: none"> <li>• Strategic direction</li> <li>• Operating and capital expenditure budget for financial year and projection for next two years</li> <li>• Year end budget variance</li> <li>• M D &amp; A report</li> <li>• Material variances from the GHI Business Plan then in effect</li> </ul>	GHI	11.2		Prior to February 28 annually		
<p><b>GMHI Budget</b>, including</p> <ul style="list-style-type: none"> <li>• Operating budget for the year</li> <li>• Operating and capital expenditure budget for Subsidiaries for the year</li> <li>• Operating and capital expenditure projection for Subsidiaries for two subsequent final years</li> <li>• Projected annual revenues and Net Income for GMHI and Subsidiaries for the following two financial years</li> </ul>	GMHI	10.5	April board meeting			
<p><b>GHI Regular Reporting</b></p> <ul style="list-style-type: none"> <li>• Quarterly Variance Report for GHI and each of its Subsidiaries</li> </ul>	GHI	11.1		Quarterly within one month following end of quarter		
<p><b>GMHI Regular Reporting</b></p>	GMHI	10.3			After each Board	Information

• GMHI activities					meeting or as required	Report to Council – may be closed
<b>Itemized Compensation Report</b> for directors of GHI and Subsidiaries	GHI	6.8 (c)	February 1 Board (Consent Resolution)	Annually Not later than 60 days following end of financial year		GMHI may request at any time and response required within 30 days
<b>Report on major business developments or materially significant results</b>	GHI	11.1(a)		As required outside of AGM		In respect of GHI or any GHI Subsidiary
	GMHI	10.4			As required outside of AGM	In respect of GMHI or any Subsidiary Closed Session if applicable
<b>Regular Dividends</b>	GHI	Sch. B-2	Quarterly	Quarterly		
	GMHI	Sch. B-1		Quarterly	Quarterly	
<b>Detailed analysis of Conditions Precedent to Payment of Dividends</b>	GHI	Sch. B-2	Annually	Annually		
	GMHI	Sch. B-1		Annually	Annually	
<b>Non-payment of Regular Dividend</b>	GHI	Sch. B-2	As Required	Immediately and quarterly progress reports		
	GMHI	Sch. B-1		As Required	Immediately and quarterly progress reports	
<b>Approvals in Respect of GMHI</b>	GMHI	13.1 13.3			As required prior to approval or undertaking by GMHI or GHI	Includes appointment of auditors
<b>Approvals in Respect of GHI</b>	GHI	13.3		As required prior to approval or undertaking by GHI		Includes appointment of auditors
<b>Approvals in Respect of GHI Subsidiaries,</b>	GHI Subsidiaries	13.4	As required prior to approval or undertaking by			

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		GHI Subsidiaries			
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