COUNCIL PLANNING AGENDA

Council Chambers, City Hall, 1 Carden Street

DATE Tuesday, October 13, 2015 – 5:30 p.m.

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

AUTHORITY TO MOVE INTO CLOSED MEETING

THAT the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to The Municipal Act, to consider:

CON-C-2015.38 OPSEU Contract Negotiations
Section 239 (2) (d) *labour relations or employee negotiations*

CON-C-2015.39 IATSE Contract Negotiations
Section 239 (2) (d) *labour relations or employee negotiations*

CON-C-2015.31 CAO Performance Appraisal Process
Section 239 (2) (b) *personal matters about an identifiable individual, including municipal or local board employees*

CLOSED MEETING

OPEN MEETING – 7:00 P.M.

O Canada
Silent Reflection
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
1229 Victoria Road South Proposed Official Plan Amendment	Michael Witmer, Development Planner II	Hugh Handy, GSP Group		

and Zoning By-law Amendment (File: OP1501/ZC1507) - Ward 6				

CONSENT AGENDA

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

COUNCIL CONSENT AGENDA			
ITEM	**CITY PRESENTATION**	**DELEGATIONS** ***(maximum of 5 minutes)***	**TO BE EXTRACTED**
CON-2015.46 Proposed Demolition of 7 Young Street - Ward 5			
Con-2015.47 Councillor Mark MacKinnon Request for Funding to Attend AMO 2015 Ontario West Municipal Conference Linkages on November 20, 2015			

SPECIAL RESOLUTIONS

BY-LAWS

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

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	Infrastructure, Development and Enterprise
DATE	October 13, 2015
SUBJECT	**Statutory Public Meeting Report 1229 Victoria Road South Proposed Official Plan Amendment and Zoning By-law Amendment (File: OP1501/ZC1507) Ward 6**
REPORT NUMBER	15-67

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide Planning information on applications requesting approval of an Official Plan Amendment and Zoning By-law Amendment to permit a four (4) storey, 101-unit apartment building as well as a neighbourhood commercial plaza with approximately 807 m^2 (8,686.5 square feet) of gross floor area in two (2) separate buildings. This report has been prepared in conjunction with the statutory public meeting on the applications.

KEY FINDINGS

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

FINANCIAL IMPLICATIONS

Financial implications will be reported in the future Infrastructure, Development and Enterprise recommendation report to Council.

ACTION REQUIRED

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

RECOMMENDATION

1. That Report 15-67 regarding an Official Plan Amendment and Zoning By-law Amendment application (File OP1501/ZC1507) by Reid's Heritage Homes Ltd. (on behalf of Westminister Woods Ltd.) to permit a four (4) storey, 101-unit apartment building as well as a neighbourhood commercial plaza with

approximately 807 m^2 (8,686.5 square feet) of gross floor area in two (2) separate buildings at 1229 Victoria Road South, legally described as Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph, County of Wellington from Infrastructure, Development and Enterprise dated October 13, 2015 be received.

BACKGROUND

Applications for an Official Plan Amendment and a Zoning By-law Amendment have been received for the property municipally known as 1229 Victoria Road South from Reid's Heritage Homes Ltd. (on behalf of Westminister Woods Ltd.). The applications are seeking to amend the land use designation and zoning to permit a four (4) storey, 101-unit apartment building as well as a neighbourhood commercial plaza with approximately 807 m^2 (8,686.5 square feet) of gross floor area in two (2) separate buildings (see Concept Plan in Attachment 7). The applications were received on May 7, 2015, and deemed to be complete pursuant to the *Planning Act* on June 5, 2015.

Location

The property that is subject to the Official Plan Amendment and Zoning By-law Amendment applications has a total area of 1.44 hectares and is located at the northwest corner of Victoria Road South and Clair Road East. The subject property is currently vacant. Generally the subject property is surrounded by low and medium density housing as well as agricultural lands.

In particular, apartment buildings, cluster townhouses and single detached dwellings are to the north. Single detached dwellings are to the west and south, and finally, agricultural lands are outside the City of Guelph to the east.

Existing Official Plan Land Use Designations and Policies

The current 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 (See Attachment 2). The City's Natural Heritage System policies in the Official Plan do not identify any features on or immediately adjacent to the subject lands.

The Official Plan also identifies the site as being within the "Greenfield Area" of the City. Lands within the designated "Greenfield Area" in the Official Plan must accommodate a minimum density of 50 people and jobs per hectare.

Official Plan Amendment #48 (currently under appeal), a comprehensive update to the City's Official Plan proposes to designate the subject site as "Medium Density Residential" at the east along Victoria Road South, and "Neighbourhood Commercial Centre" to the west along Colonial Drive (See Attachment 3).

Although the application is being processed under the 2001 Official Plan, Staff must

have regard to the Council adopted policies and designations of OPA 48. The land use designations and policies contained in OPA 48 are included in Attachment 3.

Existing Zoning
The subject property is currently zoned 'A' (Agricultural Zone) under the former Township of Puslinch Zoning By-law No. 19/85. This zone permits agricultural uses as well as one (1) single detached dwelling per property. Details of the existing zoning are included in Attachment 5.

REPORT

Description of Proposed Official Plan Amendment
The applicant is requesting an Official Plan Amendment to redesignate a portion (approximately 0.36 hectares or 25%) of the subject lands from the existing "General Residential" land use designation to the "Neighbourhood Commercial Centre" land use designation. The portion of the site proposed for the 101-unit residential apartment building (approximately 1.08 hectares) is not included in the Official Plan Amendment. The applicant is requesting to retain the existing "General Residential" designation for this portion of the property.

OPA 48 proposes to redesignate a portion of the subject lands to "Neighbourhood Commercial Centre" on the west, and the other portion to "Medium Density Residential" on the east (See Attachment 3). However, as OPA 48 is currently under appeal in its entirety, an Official Plan Amendment is required to enable the commercial portion of the proposed development. The applicant's proposed limits of the Neighbourhood Commercial Centre designation are similar to the Neighbourhood Commercial Centre designation boundary in OPA 48.

The Neighbourhood Commercial Centre land use designation in the current 2001 Official Plan (September 2014 Consolidation) is to apply to lands that will serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts. New Neighbourhood Commercial Centres are to be no larger than 4,650 square metres (50,000 square feet) and be separated a minimum distance of 500 metres from other designated Neighbourhood Commercial Centre nodes. The applicant has indicated that based on a conceptual site plan, the commercial portion of the proposed development is to be approximately 807 square metres (8,686 square feet).

The proposed Official Plan Amendment is included in Attachment 4.

Description of Proposed Zoning By-law Amendment
The applicant is proposing to rezone the subject property from the current 'A' (Agricultural) Zone under the former Township of Puslinch Zoning By-law No. 19/85 to an 'R.4A-?' (Specialized General Apartment) Zone for the residential block and to the 'NC' (Neighbourhood Commercial) Zone for the commercial block.

The applicant has requested to develop the property in accordance with the permitted regulation of the standard R.4A zone, with the following exceptions:

- To permit a minimum rear year setback of 7.5 metres; whereas the Zoning By-law requires a minimum rear yard setback of 21.52 metres;
- To permit a setback of 1.0 metres from a parking area to a property line; whereas a minimum setback of 3.0 metres is required; and
- Despite Section 4.1 of the Zoning By-law, access from a Building to a public Street may be provided by way of a private Street.

The existing zoning details are provided in Attachment 5, and the proposed zoning details are provided in Attachment 6.

Supporting Documents
The application is supported by the following:

- Planning Justification Report, Prepared by GSP Group Inc., April 2015
- Urban Design Brief, Prepared by BJC Architects, March 2015;
- Conceptual Site Plan (Commercial – 'Option 2'), Prepared by BJC Architects, April 2015
- Functional Servicing Report, Prepared by Stantec, March 2015; and
- Traffic Impact Study, Prepared by Stantec, March 2015.

Staff Review
The review of these applications will address the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement (PPS)and *Places to Grow: Growth Plan for the Greater Golden Horseshoe*;
- Evaluation of how the application conforms to the applicable Official Plan land use designations and policies, including any related amendments;
- Consideration of the merits of the Official Plan Amendment;
- Review of the proposed zoning and need for specialized regulations;
- Review of the proposed site design and building elevations;
- Review of servicing and traffic issues;
- Confirm support for the Community Energy Initiative (CEI); and
- Address all comments and issues raised during the review of this application.

Once the application is reviewed and all issues addressed, a report from Infrastructure, Development and Enterprise (IDE) staff with a recommendation will be put forward and 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 June 19, 2015 to local boards and agencies, adjacent municipalities, City service areas, and property owners within 120 metres of the subject site for comments. Notice was also provided by signage on the site, which was posted on June 18, 2015. The Notice of Public Meeting was mailed to local boards and agencies, adjacent municipalities, City service areas and property owners within 120 metres of the subject site for comments on September 14, 2015 and also advertised in the *Guelph Tribune* on September 22, 2015. All material received with the applications was made available to the public for review at City Hall and on the City's website on June 19, 2015.

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Existing Official Plan Land Use Designations and Policies
Attachment 3 – Official Plan Amendment #48 Land Use Designations and Policies
Attachment 4 – Proposed Official Plan Amendment and Associated Policies
Attachment 5 – Existing Zoning and Details
Attachment 6 – Proposed Zoning and Details
Attachment 7 – Proposed Development Concept

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Attachment 1
Location Map

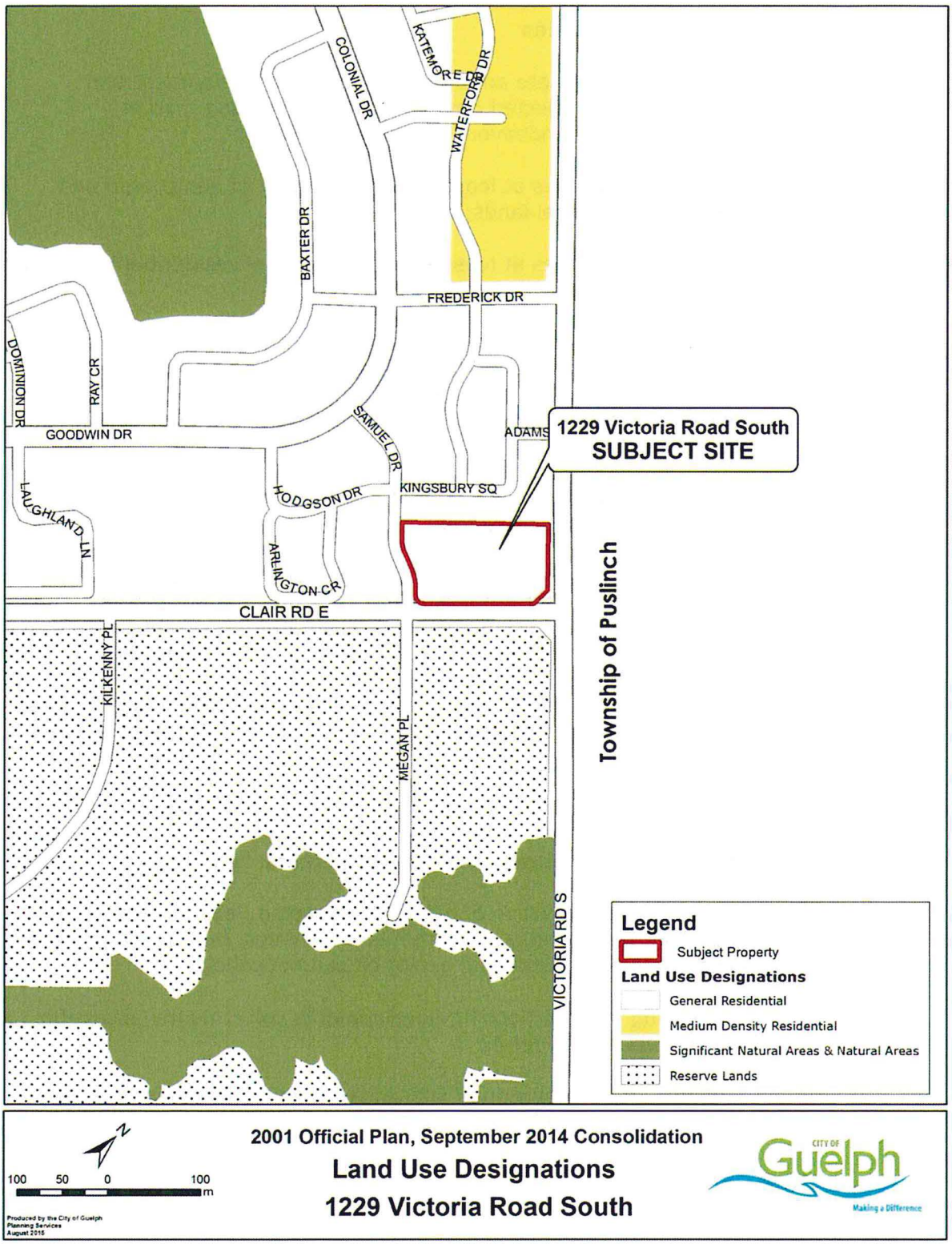
Location Map
171 Kortright Road West

50 25 0 50 m

Produced by the City of Guelph
Infrastructure, Development and Enterprise
Development Planning
August 2015

Document Path: I:\gis_staging\Planning\ReportMaps\Victoria Road S - 1229\1229 Victoria Rd S - ORTHO.mxd

Attachment 2
Existing Official Plan Land Use Designations and Policies



Attachment 2 (continued)
Existing Official Plan Land Use Designations and Policies

General Residential / Housing Policies

7.2.1 In order to provide an adequate amount of residential *development* and *redevelopment* lands for projected demographic and housing market requirements, the City will endeavour to do the following:

a) Maintain at all times at least a 10 year supply of *designated and available* residential lands;

b) Maintain at all times at least a 3 year supply of residential land that has allocated servicing capacity.

7.2.2 The City shall encourage and assist, where possible, in the production of an adequate supply and mix of affordable housing by:

a) Expediting the *development* approval process and other administrative requirements;

b) Partnering with the private sector and other government levels to implement housing programs;

c) Encouraging the provision of *affordable housing* in plans of subdivision that are designed for moderate and lower income households, and, more particularly, for large subdivisions requiring this housing form to be provided to a minimum 25% of the total potential units.

d) Encouraging the use of alternative development techniques that can assist in lowering development costs and potentially lower housing costs;

e) Promoting a 3 percent vacancy rate for rental housing;

f) Encouraging the provision of additional rental housing;

g) Promoting the provision of *affordable housing*, located near transit, shopping, parks and other community facilities, in order to meet the needs of lower income and senior citizen households;

h) Supporting student housing developments conveniently accessible to the University of Guelph;

i) Supporting the provision of specialized housing facilities to meet the needs of persons with disabilities.

Attachment 2 (continued)
Existing Official Plan Land Use Designations and Policies

7.2.3 In order to provide for the housing needs of a wide array of socio-economic groups, the City will encourage the development of a variety of housing types and forms in large plans of subdivision.

7.2.4 The City shall provide for the creation of accessory apartments and other alternative, low impact housing forms for the lower density residential areas of the City. Regulations promoting compatibility of this housing form will be outlined in the *Zoning By-law*.

7.2.5 The City will encourage the conversion of suitable non-residential structures to residential accommodation, provided other non-residential land uses in the vicinity would not pose an *adverse effect.*

7.2.6 The conversion of a residential building and the *conversion* or *redevelopment* of existing non-residential buildings for *multiple unit housing* will be encouraged, where appropriate. Where the proposed *conversion* or *redevelopment* is of a building previously used for industrial, or other use having the potential to have resulted in environmental contamination, the provisions of subsection 5.6 will also apply to the building as well as the property. Such *conversions* or *redevelopment* shall require an amendment to the Zoning By-law and satisfy the criteria outlined in policy 7.2.7.

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

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

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

c) That the vehicular traffic generated from the proposal can be accommodated with minimal impact on local residential streets and intersections and, in addition, vehicular circulation, access and parking facilities can be adequately provided; and

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

7.2.8 The development criteria of policy 7.2.7 will be used to assess the merits of a rezoning application to permit new multiple unit residential buildings on sites that are presently not zoned to permit these particular housing forms.

Attachment 2 (continued)
Existing Official Plan Land Use Designations and Policies

7.2.9 The implementing *Zoning By-law* will contain a number of residential zone categories based on the form and density of residential development.

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

7.2.11 The City will encourage the upgrading and rehabilitation of existing housing, particularly in the older residential neighbourhoods.

7.2.12 The City will consider alternative development standards that promote City environmental responsiveness and, at the same time, assist in reducing development costs. In addition, innovative and energy-efficient housing designs and subdivision plans will be encouraged.

7.2.13 The City will implement and periodically update the policies and targets of its approved "Municipal Housing Statement".

'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

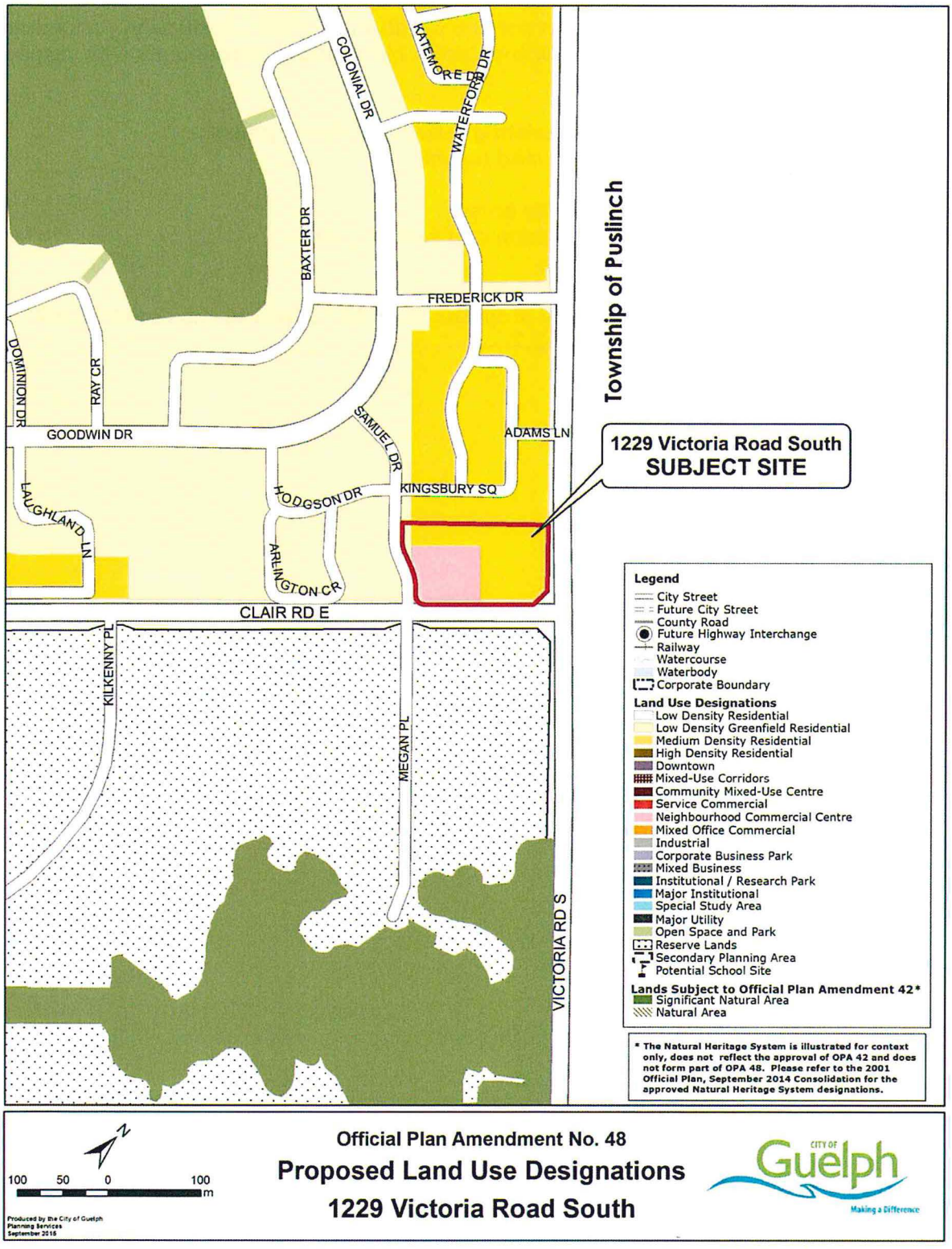
Attachment 2 (continued)
Existing Official Plan Land Use Designations and Policies

parametres 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.

Attachment 3
Official Plan Amendment #48 Land Use Designations and Policies



Attachment 3 (continued)
Official Plan Amendment #48 Land Use Designations and Policies

9.3.4 Medium Density Residential

The use of land within the Medium Density Residential Designation will be medium density housing forms.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:

   i) multiple unit residential buildings, such as townhouses and apartments.

Height and Density

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.

3. The maximum *net density* is 100 units per hectare and not less than a minimum *net density* of 35 units per hectare.

4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

9.4.4 Neighbourhood Commercial Centre

Neighbourhood Commercial Centres are identified on Schedule 2 of this Plan.

Objectives

a) To establish local convenience and neighbourhood commercial uses within a convenient walking distance of residential areas.

b) To ensure Neighbourhood Commercial Centres are developed in a cohesive and coordinated manner that is *compatible* with the surrounding residential neighbourhood.

c) To primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts.

d) To be connected to surrounding neighbourhoods through the City's pedestrian trails, walkways and by transit.

Attachment 3 (continued)
Official Plan Amendment #48 Land Use Designations and Policies

Policies

1. The Neighbourhood Commercial Centre designations on Schedule 2 recognize the existing centres within the City and identify the general location of new Neighbourhood Commercial Centres.

2. To prevent the creation of strip commercial development comprising a series of Neighbourhood Commercial Centres located adjacent to one another along a major street, it is the general requirement of this Plan that designated Neighbourhood Commercial Centres have a minimum distance separation from one another of 500 metres.

3. This Plan intends that a Neighbourhood Commercial Centre shall not be extended or enlarged to provide more than 4,650 square metres (50,000 square feet) of *gross floor area*.

4. Notwithstanding policy 9.4.4.3, the existing Neighbourhood Commercial Centres listed below will be permitted to provide a maximum of 10,000 square metres (108,000 square feet) of gross floor area*:*

   - Speedvale Avenue at Stevenson Street
   - Victoria Road at Grange Street
   - Victoria Road at York Road
   - Kortright Road at Edinburgh Road
   - Harvard Road at Gordon Street
   - Kortright Road at Gordon Street
   - Wellington Road at Imperial Road.

5. A Neighbourhood Commercial Centre as listed in policy 9.4.4.4 shall only be extended or enlarged to provide more than 10,000 square metres (108,000 square feet) of *gross floor area* by amendment to this Plan and shall require a Market Impact Study.

6. The maximum *gross floor area* of an individual retail use within a Neighbourhood Commercial Centre shall be 3,250 square metres (35,000 square feet).

7. The City will require the aesthetic character of site and building design to conform to the Urban Design policies of this Plan and applicable guidelines, and will incorporate measures into the approval of *Zoning By-laws* and *Site Plans* to ensure conformity.

8. Where new *development* occurs within a Neighbourhood Commercial Centre, adjacent lands will be integrated in terms of internal access roads, entrances from public streets, access to

common parking areas, open space, urban squares, grading and stormwater management systems.

9. *Development* within the Neighbourhood Commercial Centre designation will be designed to be connected to the wider community by footpaths, sidewalks and bicycle systems and by the placement of buildings in close proximity to the street line near transit facilities.

10. Applications for the purpose of establishing or expanding a Neighbourhood Commercial Centre designation will be required to satisfy the following criteria:

    i) located with direct access to an arterial or collector road, preferably at an arterial or collector road intersection;
    ii) the location will contribute to the creation of a compact, well-defined node oriented to a major intersection and does not promote the creation of 'strip commercial' development along a major street;
    iii) designed in a manner that is *compatible* with the building design and use of surrounding properties;
    iv) the location shall minimize the impact of traffic, noise, signs and lighting on adjacent residential areas;
    v) adequate site area will be provided for parking, loading and all other required facilities; and
    vi) adequate landscaping, screening and buffering will be provided to preserve the amenities and appearance of surrounding properties.

Permitted Uses

11. The following uses may be permitted in Neighbourhood Commercial Centres, subject to the applicable provisions of this Plan:

    i) commercial, retail and service uses;
    ii) small-scale offices;
    iii) community services and facilities;
    iv) *live/work*;
    v) multiple unit residential within mixed-use buildings; and
    vi) urban squares.

12. Vehicle sales and vehicle repair uses shall not be permitted.

13. *Development* will be planned and designed to maintain the principle commercial function through the following:

Attachment 3 (continued)
Official Plan Amendment #48 Land Use Designations and Policies

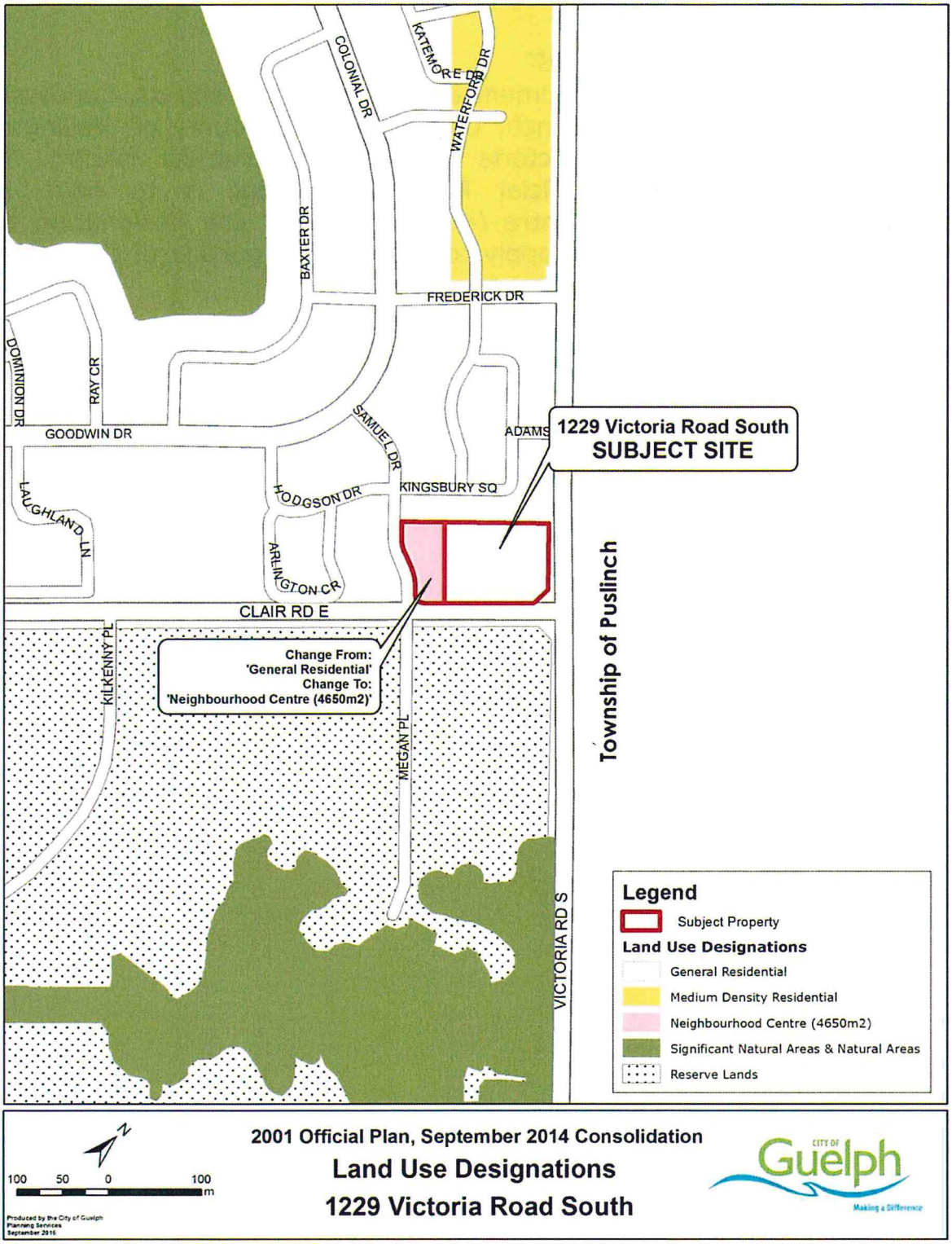
i) commercial, retail and office uses situated on the ground floor; and
ii) residential uses only provided on upper floors.

Height and Density

14. The maximum height is six (6) storeys.

15. Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

Attachment 4
Proposed Official Plan Amendment and Associated Policies



Attachment 4 (continued)
Proposed Official Plan Amendment and Associated Policies

Proposed Official Plan Amendment:

The proposed Official Plan Amendment applies to Part of Lot 10, Concession 8, Geographic Township of Puslinch, City of Guelph, County of Wellington, municipally known as 1229 Victoria Road South ('subject lands'). The purpose of the proposed Official Plan Amendment is to have the "Neighbourhood Commercial Centre (4650 m^2)" land use designation and policies (Section 7.4.22-7.4.31) apply to the western portion of the subject lands (approximately 0.36 hectares).*

* Refer to Page 17 of this report for extent of lands proposed to be redesignated from the current "General Residential" designation to "Neighbourhood Commercial Centre (4650 m^2)".

Attachment 4 (continued)
Proposed Official Plan Amendment and Associated Policies

The following policies in the Official Plan would apply if the subject lands as shown on Page 17 are redesignated to Neighbourhood Commercial Centre:

Neighbourhood Commercial Centre

7.4.22 A 'Neighbourhood Commercial Centre', comprised of one or several commercial buildings on one or more properties within a compact "node", is intended to primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts. In addition, institutional and small scale office uses may also be permitted where these uses are compatible with the particular surroundings. Medium density multiple unit residential buildings and apartments in accordance with Section 7.2 may also be permitted provided the principle commercial function is maintained.

7.4.23 The 'Neighbourhood Commercial Centre' designations on Schedule 1 recognize the existing centres within the City and identify the general location of new 'Neighbourhood Commercial Centres'.

7.4.24 Proposals to designate new 'Neighbourhood Commercial Centres' or to expand an existing designation beyond the area indicated on Schedule 1 shall require an amendment to this Plan and the implementing Zoning By-law.

7.4.25 In order to prevent the creation of "strip commercial" development comprising a series of 'Neighbourhood Commercial Centres' located adjacent to one another along a major traffic street, it is a general requirement of this Plan that designated nodes have a minimum distance separation from one another of 0.5 kilometres.

7.4.26 Applications for the purpose of establishing or expanding a 'Neighbourhood Commercial Centre' designation will satisfy the following criteria:

a) Located with direct access to an arterial or collector road, preferably at an arterial or collector road intersection;
b) The location will contribute to the creation of a compact, well-defined node oriented to a major intersection and does not promote the creation of 'strip commercial' development along a major street;
c) Designed in a manner that is compatible with the building design and use of surrounding properties;

Attachment 4 (continued)
Proposed Official Plan Amendment and Associated Policies

d) The location shall minimize the impact of traffic, noise, signs and lighting on adjacent residential areas;
e) Adequate site area will be provided for parking, loading and all other required facilities;
f) Adequate landscaping, screening and buffering will be provided to preserve the amenities and appearance of surrounding properties;

7.4.27 This Plan intends that a 'Neighbourhood Commercial Centre' shall not be extended or enlarged to provide more than 4,650 square metres (50,000 square feet) of gross leasable floor area.

7.4.27.1 Notwithstanding policy 7.4.27, the existing 'Neighbourhood Commercial Centres' listed below shall be permitted to provide a maximum of 10,000 square metres (108,000 square feet) of gross leasable floor area:

- Speedvale Avenue at Stevenson Street
- Victoria Road at Grange Avenue
- Victoria Road at York Street
- Kortright Road at Edinburgh Road
- Harvard Road at Gordon Street
- Kortright Road at Gordon Street
- Wellington Road at Imperial Drive.

7.4.28 A 'Neighbourhood Commercial Centre' as listed in 7.4.27.1 shall only be extended or enlarged to provide more than 10,000 square metres (108,000 square feet) of gross leasable floor area by amendment to this Plan and shall require an impact study.

7.4.29 The maximum gross leasable floor area of an individual retail use within the node shall be 3,250 square metres (35,000 square feet).

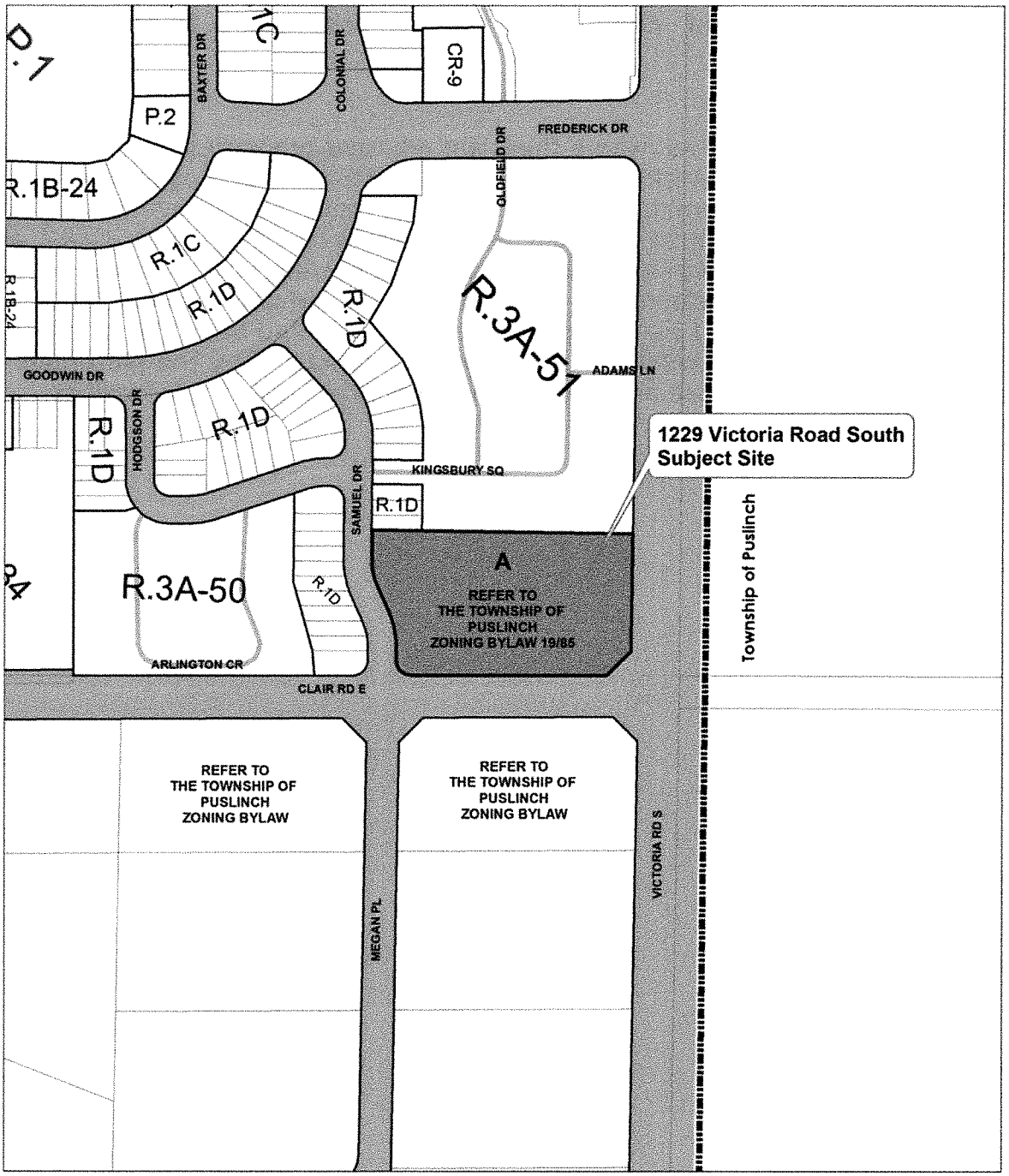
7.4.29.1 Notwithstanding policy 7.5.29, the existing 'Neighbourhood Commercial Centre' located at Kortright Road and Edinburgh Road shall be permitted to provide an individual retail use of a maximum of 5,200 square metres (55,000 square feet).

7.4.30 The City will require the aesthetic character of site and building design to be consistent with the City's urban design objectives and guidelines and shall incorporate measures into the approval of Zoning By-laws and site plans used to regulate development within the

'Neighbourhood Commercial Centre' designation to ensure such consistency.

7.4.31 It is intended that where there are adjacent properties within the node that as new development occurs the lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and storm water management systems. Furthermore, it is intended that individual developments within the Neighbourhood Commercial Centre designation will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of buildings in close proximity to the street line near transit facilities.

Attachment 5
Existing Zoning and Details



Attachment 5 (continued)
Existing Zoning and Details

SECTION 5 - A ZONE - AGRICULTURAL ZONE

(1) SCOPE

The provisions of this Section shall apply in all Agricultural (A) Zones except as otherwise provided in the Special Provisions Subsection hereto.

(2) USES PERMITTED

No person shall, within any A Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following A uses, namely:

(a) an agricultural use;
(b) an intensive agricultural use;
(c) a single detached dwelling;
(d) a home occupation;
(e) a retail farm sales outlet accessory to an agricultural use;
(f) existing churches, schools, community halls and nursing homes;
(g) a wayside pit;
(h) forestry and woodlots;
(i) open space and conservation areas;
(j) a fish and wildlife management area;
(k) a public use.

(3) ZONE REQUIREMENTS

No person shall, within any A Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) LOT AREA (MINIMUM) - 4.0 ha

(b) LOT FRONTAGE (MINIMUM) - 121.9 m

(c) SIDE YARD (MINIMUM) EACH SIDE

(i) Residences - 3.0 m

(ii) Other Permitted Uses - Equal to one-half building height but not less than 4.5 m.

(d) REAR YARD (MINIMUM) - 7.6 m

Attachment 5 (continued)
Existing Zoning and Details

REDUCED LOT REQUIREMENTS

Notwithstanding anything contained in this Section, the minimum lot requirement may be reduced when:

(i) Such lot is contained within a plan of subdivision which was registered after the 27th day of March, 1946; or

(ii) The lot is a parcel of land created by a conveyance pursuant to the provisions of the Planning Act, 1983.

A lot so created may only be used for a use permitted under Section 5(2) and shall be subject to the following provisions:

(iii) LOT AREA (MINIMUM) - 1 394.0 m^2

(iv) LOT WIDTH (MINIMUM) - 24.3 m

(v) SIDE YARD (MINIMUM) EACH SIDE

1. Residences:
1 storey - 1.8 m
1 1/2 or 2 storeys - 2.4 m
More than 2 storeys - Equal to 1/2 building height but in no case less than 3 metres.

If a garage is not provided either attached to or forming an integral part of the main building, a minimum side yard of not less than 3 metres shall be provided.

2. Other Permitted Uses - Equal to 1/2 building height but in no case less than 3 metres.

(vi) REAR YARD (MINIMUM) - 7.6 m

(f) LIQUID MANURE STORAGE

No facility for the storage of liquid manure in association with a permitted or existing intensive agricultural use shall hereafter be erected or altered except where such facility:

(i) is constructed of masonry, metal, pressure-treated timber or other impervious and durable material;

(ii) is of sufficient size to accommodate the total amount of manure generated by the intensive agricultural use in any six-month period;

(iii) is sealed to prevent surface drainage or ground water from gaining entrance; and

(iv) is erected not closer than 15 metres to any watercourse or lot line and is not located within a required yard.

(4) SPECIAL PROVISIONS

(a) A-1 (SHOOTING RANGE/SPORTSMEN'S CLUB)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-1 on Schedule "A" hereto, the following special provisions shall apply:

(i) Uses Permitted
- a shooting range;
- a hall for meetings and banquets;
- a sportsmen's private club;
- 20 seasonal tourist trailers;
- any use permitted in an A Zone.

(b) A-2 (KENNEL)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-2 on Schedule "A" hereto, the following special provisions shall apply:

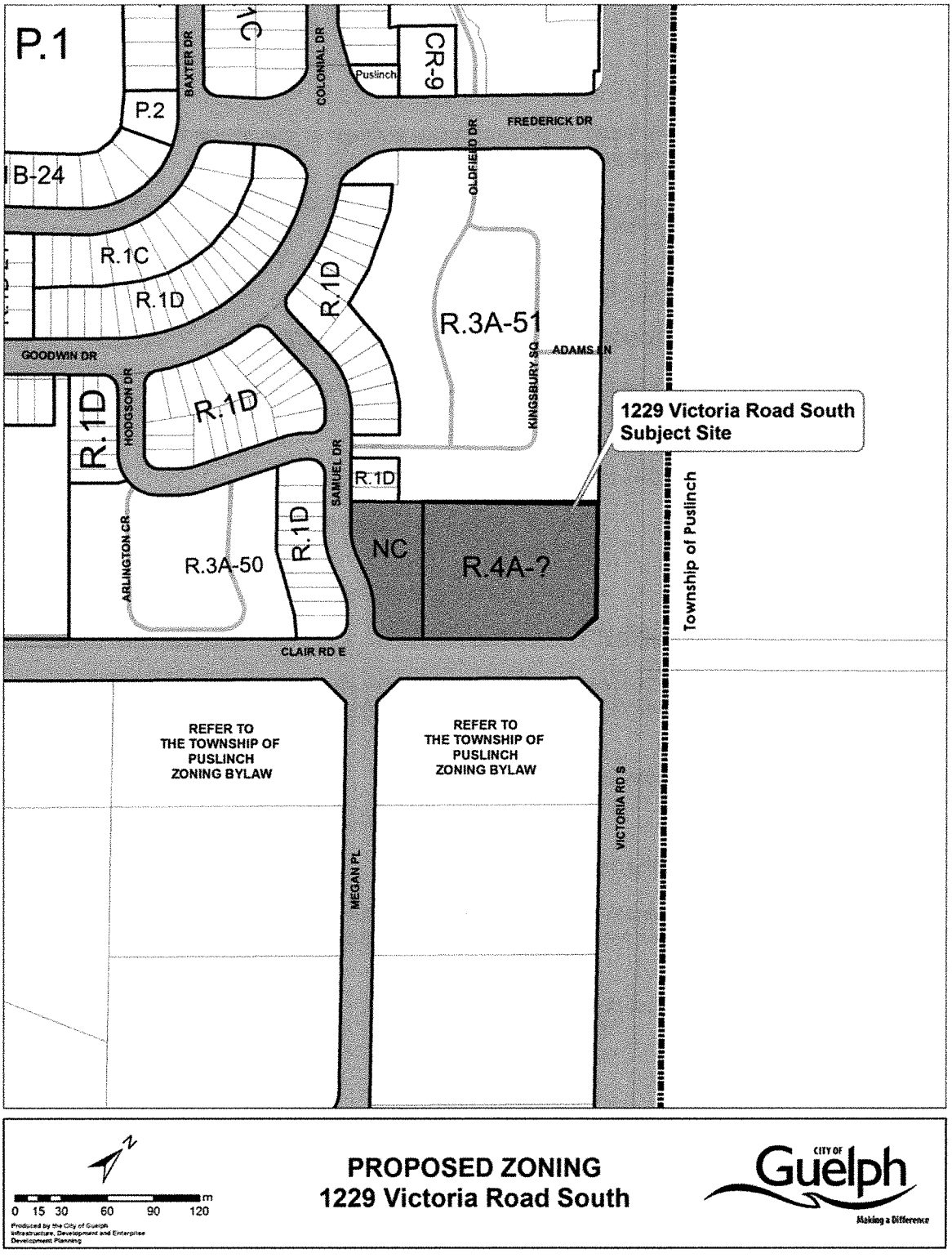
(i) Uses Permitted
- a kennel;
- any use permitted in an A Zone.

(c) A-3 (NURSING HOME)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated A-3 on Schedule "A" hereto, the following special provisions shall apply:

(i) Uses Permitted
- a nursing home;
- a single dwelling unit.

Attachment 6
Proposed Zoning and Details



Attachment 6 (continued)
Proposed Zoning and Details

R.4A-? (Specialized General Apartment) Zone

5.4 RESIDENTIAL APARTMENT (R.4) ZONES

5.4.1 PERMITTED USES

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

5.4.1.1 R.4A - General Apartment Zone

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

5.4.2 REGULATIONS

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

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

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

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

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

5.4.2.2.1 The distance between the face of one Building and the face of another Building either of which contains windows of Habitable Rooms, shall be one-half the total height of the two Buildings, and in no case less than 15 metres.

Attachment 6 (continued)
Proposed Zoning and Details

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

5.4.2.4 Minimum Common Amenity Area

5.4.2.4.1 An amount not less than 30 m^2 per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m^2 of Common Amenity Area shall be provided and aggregated into areas of not less than 50 m^2.

5.4.2.4.2 Amenity Areas shall be designed and located so that the length does not exceed 4 times the width.

5.4.2.4.3 A Common Amenity Area shall be located in any Yard other than the required Front Yard or required Exterior Side Yard.

5.4.2.4.4 Landscaped Open Space areas, Building roof tops, patios, and above ground decks may be included as part of the Common Amenity Area if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges, and landscaped areas).

Attachment 6 (continued)
Proposed Zoning and Details

TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General Apartment	High Density Apartment	Central Business District Apartment	Infill Apartment
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	650 m^2			
4	Minimum Lot Frontage	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum Front and Exterior Side Yard	----------		6 metres	
8	Minimum Side Yard	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone. In these circumstances, a minimum of 3 metres is required.	
9	Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height, whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the Lot Depth or one-half the Building Height, whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones. In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.

Attachment 6 (continued)
Proposed Zoning and Details

11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys.		The Front Yard of any Lot, excepting the Driveway, shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space.	
14	Off-Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			

Attachment 6 (continued)
Proposed Zoning and Details

6.2 COMMERCIAL SHOPPING CENTRE ZONES

6.2.1 PERMITTED USES

The following are permitted Uses within the Commercial Shopping Centre (NC, CC, and RC) Zones:

6.2.1.1 Neighbourhood Shopping Centre - NC Zone

Dwelling Units with permitted commercial Uses in the same Building in accordance with Section 4.15.2

- Art Gallery
- Artisan Studio
- Club
- Day Care Centre in accordance with Section 4.26
- Dry Cleaning Outlet
- Financial Establishment
- Group Home in accordance with Section 4.25
- Laundry
- Library
- Medical Clinic
- Medical Office
- Office
- Personal Service Establishment
- Religious Establishment
- Restaurant
- Restaurant (take-out)
- Retail Establishment
- Vehicle Gas Bar
- Veterinary Service

- Accessory Uses in accordance with Section 4.23
- Occasional Uses in accordance with Section 4.21

6.2.2 REGULATIONS

Within the Commercial Shopping Centre 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 as set out in Table 6.2.2, and the following:

Attachment 6 (continued)
Proposed Zoning and Details

6.2.2.1 Maximum Gross Floor Area Per Unit - NC Zone
625 m^2.

6.2.2.2 Special Regulations for Vehicle Gas Bars:

6.2.2.2.1 Minimum Setback of Pump Islands - 7.5 metres from the curbing of the pump islands to the Street Line or the designated Street Line as set out in Section 4.24.

Despite the above, canopies over pump islands and underground storage tanks are allowed to project up to 1.5 metres from the Street Line.

6.2.2.2.2 Entry Ramps
There shall be no more than one entry ramp for each 15 metres of Street frontage and the width of any entry ramp shall not exceed 9 metres at the Street Line.

6.2.2.2.3 Minimum Front or Exterior Side Yard
Despite Row 5 of Table 6.2.2, the minimum Front or Exterior Side Yard for a Vehicle Gas Bar shall be 15 metres and as set out in Section 4.24.

6.2.2.2.4 Minimum Rear Yard
Despite Row 7 of Table 6.2.2, the minimum Rear Yard for a Vehicle Gas Bar shall be 1.5 metres.

6.2.2.2.5 Surfacing
The surfaces of all ramps, Driveways, service areas, and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the raising of dust and/or loose particles.

6.2.2.3 Regulations Governing Car washes, Automatic and Car washes, Manual

6.2.2.3.1 Entry Ramps
There shall be no more than one entry ramp for each 15 metres of Street frontage and the width of any entry ramp shall not exceed 9 metres at the Street Line.

6.2.2.3.2 Number of Vehicle Standing Spaces - in accordance with Section 4.13.4.2.

Attachment 6 (continued)
Proposed Zoning and Details

6.2.2.3.3 Surfaces

The surfaces of all ramps, Driveways, service areas, and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the raising of dust and/or loose particles.

6.2.2.3.4 Enclosed Operations

Despite Section 4.22, the following shall apply to car wash establishments in the CC and RC Zones:

6.2.2.3.4.1 All of the operations of a Car wash, Automatic or Car wash, Manual shall be conducted within an enclosed Building except for the moving and storage of Vehicles.

6.2.2.3.4.2 Despite Section 6.2.2.3.4.1, on-site vacuuming devices, and wiping or drying areas, where provided may be located outside the Main Building

6.2.2.3.5 Vehicle Storage Space

A minimum of 2 Vehicle storage spaces per bay shall be provided.

6.2.2.3.6 Vehicle Standing Space Dimensions

Each Vehicle standing space shall have minimum dimensions of not less than 6 metres by 2.4 metres.

6.2.2.3.7 Location of Vehicle Area

6.2.2.3.7.1 Despite the provisions of Section 4.13.2.3, required Vehicle standing spaces and Vehicle storage spaces may be located ahead of the Setback line.

6.2.2.3.7.2 Vehicle standing spaces shall be arranged in a continuous line or lines leading into the washing bay or bays in such a way so as not to interfere with the movement of traffic on public Streets and the normal functioning of the site.

6.2.2.3.7.3 Vehicle storage, standing, loading and wiping areas shall not be permitted within 3 metres of any public Street.

6.2.2.3.7.4 Public Streets, lanes and other public places shall not be Used for the storage, standing, wiping and maneuvering of motor Vehicles in any manner as if they were part of the car wash premises.

Attachment 6 (continued)
Proposed Zoning and Details

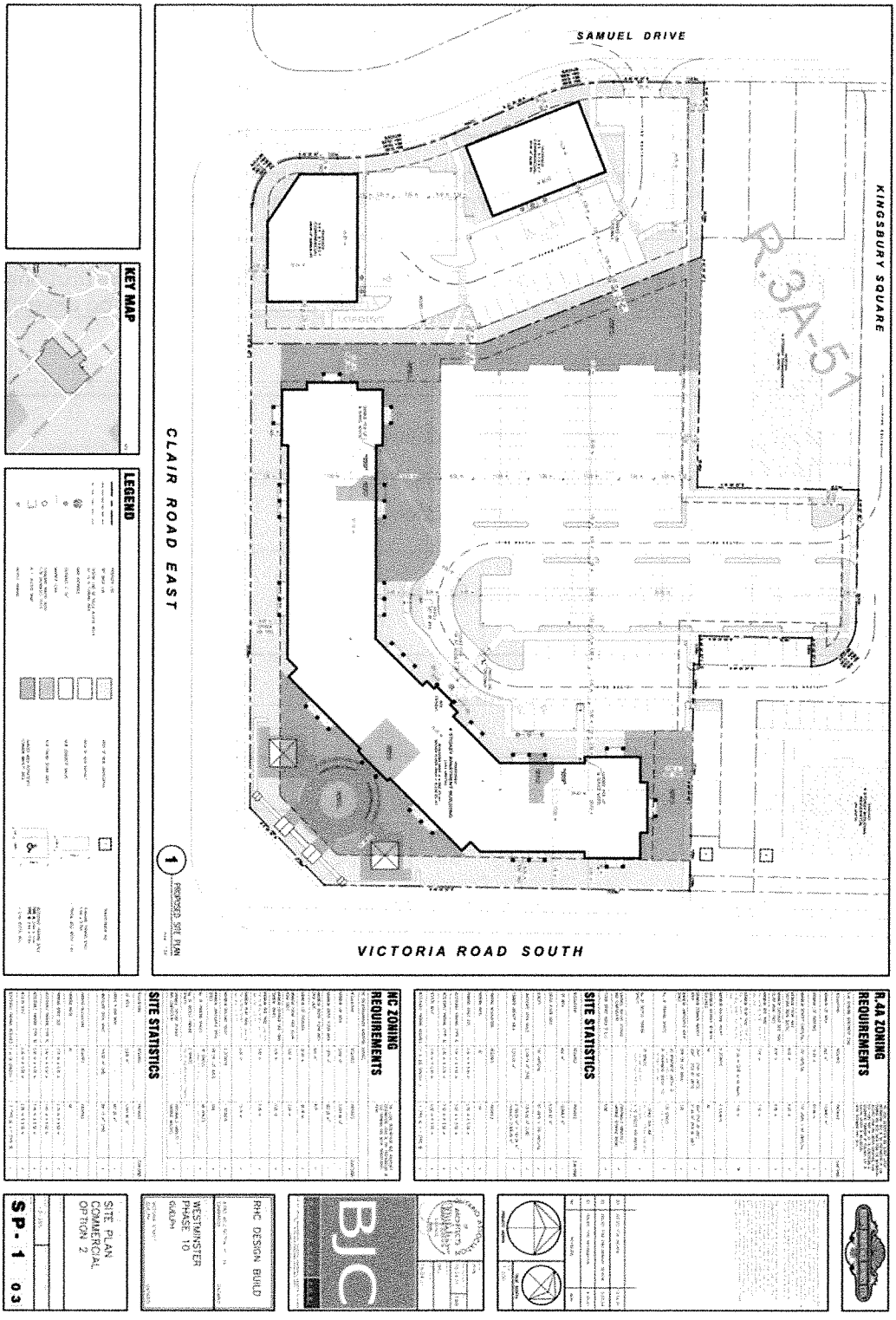
TABLE 6.2.2 - REGULATIONS GOVERNING COMMERCIAL SHOPPING CENTRES

Row 1	Commercial Type	Neighbourhood (NC) Shopping Centre	Community (CC) Shopping Centre	Regional (RC) Shopping Centre
2	Minimum Lot Area	2,000 m^2	7,500 m^2	100,000 m^2
3	Maximum Lot Area	7,500 m^2	50,000 m^2	--
4	Minimum Lot Frontage	30 metres	50 metres	100 metres
5	Minimum Front and Exterior Side Yard	3 metres and in accordance with Section 4.24.		
6	Minimum Side Yard	One-half the Building Height but not less than 3 metres.		10 m or twice the Building Height whichever is greater, but not less than 15 metres where a Side Yard abuts a Residential or Urban Reserve Zone.
7	Minimum Rear Yard	One-half the Building Height but not less than 3 metres.		10 m or twice the Building Height whichever is greater, but not less than 15 metres where a Side Yard abuts a Residential or Urban Reserve Zone.
8	Maximum Building Height	2 Storeys to a maximum of 10 metres and in accordance with Sections 4.16 and 4.18.	3 Storeys to a maximum of 15 metres and in accordance with Sections 4.16 and 4.18.	8 Storeys to a maximum of 30 metres and in accordance with Sections 4.16 and 4.18.
9	Minimum Gross Floor Area	--	1,875 m^2	31,250 m^2
10	Maximum Gross Floor Area	1,875 m^2 and in accordance with Section 6.2.2.1.	12,500 m^2	75,000 m^2

Attachment 6 (continued)
Proposed Zoning and Details

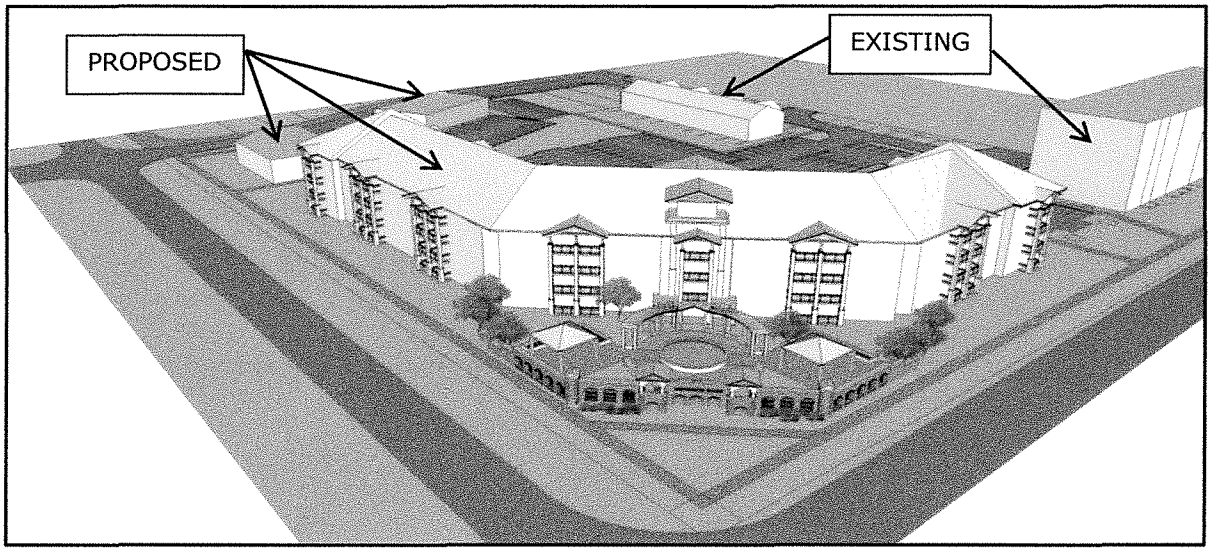
11	Minimum Landscaped Open Space	9% of the Lot Area.
12	Planting Area	A landscaped strip of land, 3 metres in width shall be maintained adjacent to the Street Line, except for those areas required for entry ramps.
13	Buffer Strips	Where a NC, CC, or RC Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed.
14	Off-Street Parking	In accordance with Section 4.13.
15	Off-Street Loading	In accordance with Section 4.14.
16	Enclosed Operations	In accordance with Section 4.22.
17	Accessory Buildings or Structures	In accordance with Section 4.5.
18	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
19	Fences	In accordance with Section 4.20.

Attachment 7
Proposed Development Concept

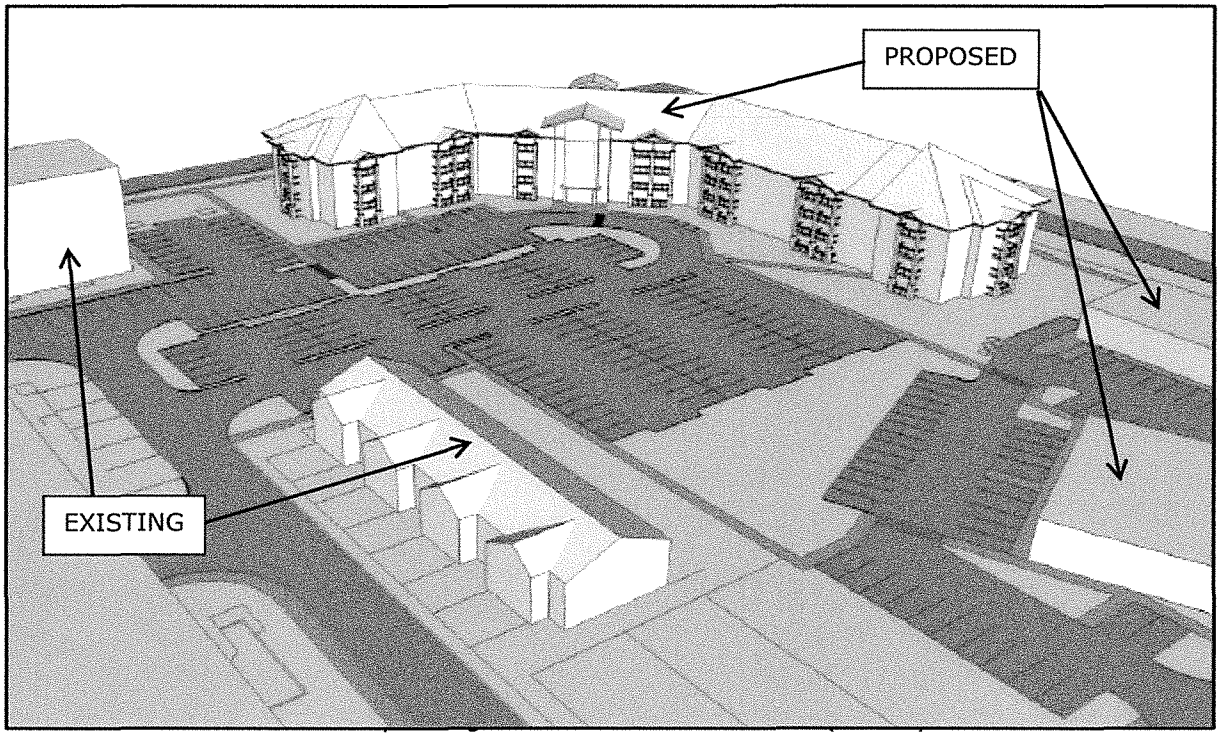


Conceptual Site Plan (provided by BJC Architects)

Attachment 7 (continued)
Proposed Development Concept



View of northwest corner of Victoria Road South and Clair Road East (above).



Conceptual 3D Model Views of Development (provided by BJC Architects)

CONSENT AGENDA

Tuesday, October 13, 2015

His Worship the Mayor
and
Members of Guelph City Council.

SUMMARY OF REPORTS:

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

A REPORTS FROM ADMINISTRATIVE STAFF

REPORT	DIRECTION
CON-2015.46 PROPOSED DEMOLITION OF 7 YOUNG STREET - WARD 5 1. That Report 15-83 regarding the proposed demolition of one (1) single detached dwelling at 7 Young Street, legally described as Plan 464 Pt. Lot 13 Pt. Lot 14; City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 2015, be received. 2. That the proposed demolition of one (1) detached dwelling at 7 Young Street be approved. 3. That the applicant erect protective fencing at one (1) metre from the dripline of all existing trees on or adjacent to the property, to the satisfaction of the City's Environmental Planner, prior to commencing demolition, site alteration or construction. 4. That if tree removal is anticipated the applicant be requested to prepare and submit a Tree Preservation Plan undertaken by an arborist and provide tree compensation to the satisfaction of General Manager of Planning, Urban Design and Building Services and prior to undertaking activities which may injure or destroy trees. 5. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.	Approve

6. That the applicant be requested to contact the General Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

CON-2015.47 COUNCILLOR MARK MACKINNON REQUEST FOR FUNDING TO ATTEND AMO 2015 ONTARIO WEST MUNICIPAL CONFERENCE LINKAGES ON NOVEMBER 20, 2015

Approve

That Councillor Mark MacKinnon be authorized to exceed his 2015 expense allocation of $3,250.00 in order to attend the AMO 2015 Ontario West Municipal Conference Linkages to be held November 20, 2015.

attach.

STAFF REPORT

TO	City Council
SERVICE AREA	Infrastructure, Development and Enterprise
DATE	October 13, 2015
SUBJECT	**Proposed Demolition of 7 Young Street Ward 5**
REPORT NUMBER	15-83

EXECUTIVE SUMMARY

PURPOSE OF REPORT
To provide background and a staff recommendation related to a request for demolition approval of one (1) single detached dwelling.

KEY FINDINGS
One (1) existing single detached dwelling is proposed to be demolished and to be replaced with one (1) single detached dwelling resulting in 'no net loss' of residential dwelling units.

FINANCIAL IMPLICATIONS None.

ACTION REQUIRED
Council is being asked to approve the demolition request.

RECOMMENDATION

1. That Report 15-83 regarding the proposed demolition of one (1) single detached dwelling at 7 Young Street, legally described as Plan 464 Pt. Lot 13 Pt. Lot 14; City of Guelph, from Infrastructure, Development and Enterprise dated October 13, 2015, be received.

2. That the proposed demolition of one (1) detached dwelling at 7 Young Street be approved.

3. That the applicant erect protective fencing at one (1) metre from the dripline of all existing trees on or adjacent to the property, to the satisfaction of the City's Environmental Planner, prior to commencing demolition, site alteration or construction.

4. That if tree removal is anticipated the applicant be requested to prepare and submit a Tree Preservation Plan undertaken by an arborist and provide tree compensation to the satisfaction of General Manager of Planning, Urban Design

and Building Service and prior to undertaking activities which may injure or destroy trees.

5. That if demolition is to occur during breeding bird season (approximately May 1 to July 31), a nest search be undertaken by a wildlife biologist prior to demolition so as to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA) prior to any works occurring.

6. That the applicant be requested to contact the Plant Manager of Solid Waste Resources, within Infrastructure, Development and Enterprise regarding options for the salvage or recycling of all demolition materials.

BACKGROUND

An application to demolish one (1) single detached dwelling at 7 Young Street was received on August 17, 2015 by Infrastructure, Development and Enterprise.

The subject property is located to the north side of Young Street in a residential area. Edinburgh Road South runs to the west, Rodney Boulevard is to the east and Dean Avenue is to the north. The property is a rectangular lot that is predominantly orientated north south. The subject property is zoned R.1B – (Residential Single Detached), which permits single detached dwellings, accessory apartments, bed and breakfast establishments, day care centres, group homes, home occupations and lodging houses Type 1. The applicant is requesting to demolish the existing dwelling on the subject property subsequently construct one (1) new single detached dwelling (see location map and site photos on Attachments 1 and 2 and proposed new residence drawings as Attachment 3).

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.

Cultural Heritage Resources

7 Young Street is not designated under the Ontario Heritage Act and it has not been listed (as non-designated) in the City of Guelph's *Municipal Register of Cultural Heritage Properties* according to Section 27 of the Ontario Heritage Act and is not considered a built heritage resource. The property was not included in the Couling Inventory and is, therefore, not recognized as a built heritage resource according to Guelph's Official Plan.

Section 27, Subsection 4 of Part IV of the *Ontario Heritage Act* states that restriction on demolition applies only if a property is listed in the register before any application is made for a permit under the *Building Code Act, 1992* to demolish or remove a building or structure located on the property. It is staff's opinion that the building does not have significant architectural/design value,

historical/associative or contextual value. Staff does not recommend that Council move to protect the subject property by individual designation under the *Ontario Heritage Act*. Heritage Planning has no objection to the proposed demolition of buildings within the property known as 7 Young Street.

Tree Protection

The trees in the front are afforded protection under the Urban Forest policies, and hence trees on-site and off-site should be protected and retained during demolition.

A Tree Protection Zone (TPZ) will need to be established where protective tree hoarding would be installed in accordance with Guelph's Standard as per SD90-a. A tree protection fence retaining all existing trees on the site has been recommended. This should be sufficient for the purpose of demolition, assuming no trees are removed. There should be no equipment within or materials stored within the TPZ or the tree's root zone.

Although the site is less than 0.2 Hectares in size, and therefore not regulated by the City's Private Tree Protection By-Law, if tree removal(s) are anticipated, a Tree Preservation Plan (TPP) undertaken by an arborist will be required prior to undertaking activities, which may injure or destroy these trees.

The Tree Preservation Plan if required should provide details on:

- tree species, size, condition, mitigation measures and recommended action for all on-site and off-site trees including trees on neighbouring properties within 6-10 m of the property limits;
- the location of the tree protection fence and details in accordance with SD90-a and SD90-c;
- proposed site access and;
- stockpile location on site plan/aerial photo or a note specifying fill/debris to be removed upon demolition

If demolition is anticipated to occur during breeding bird season (approximately May 1 to July 31), a nest search must be undertaken by a wildlife biologist prior to demolition and any anticipated tree removal to protect the breeding birds in accordance with the Migratory Birds Convention Act (MBCA).

Recommendation

The approval of the demolition application is recommended, as the existing dwelling is not a significant cultural heritage resource. The proposal to replace the existing dwelling with one (1) new detached dwelling will therefore, result in no overall loss of residential stock proposed as a result of this application.

STAFF REPORT

CORPORATE STRATEGIC PLAN

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

FINANCIAL IMPLICATIONS

None

DEPARTMENTAL CONSULTATION

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

COMMUNICATIONS

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

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Site Photographs
Attachment 3 – Proposed Dwelling

Prepared By:
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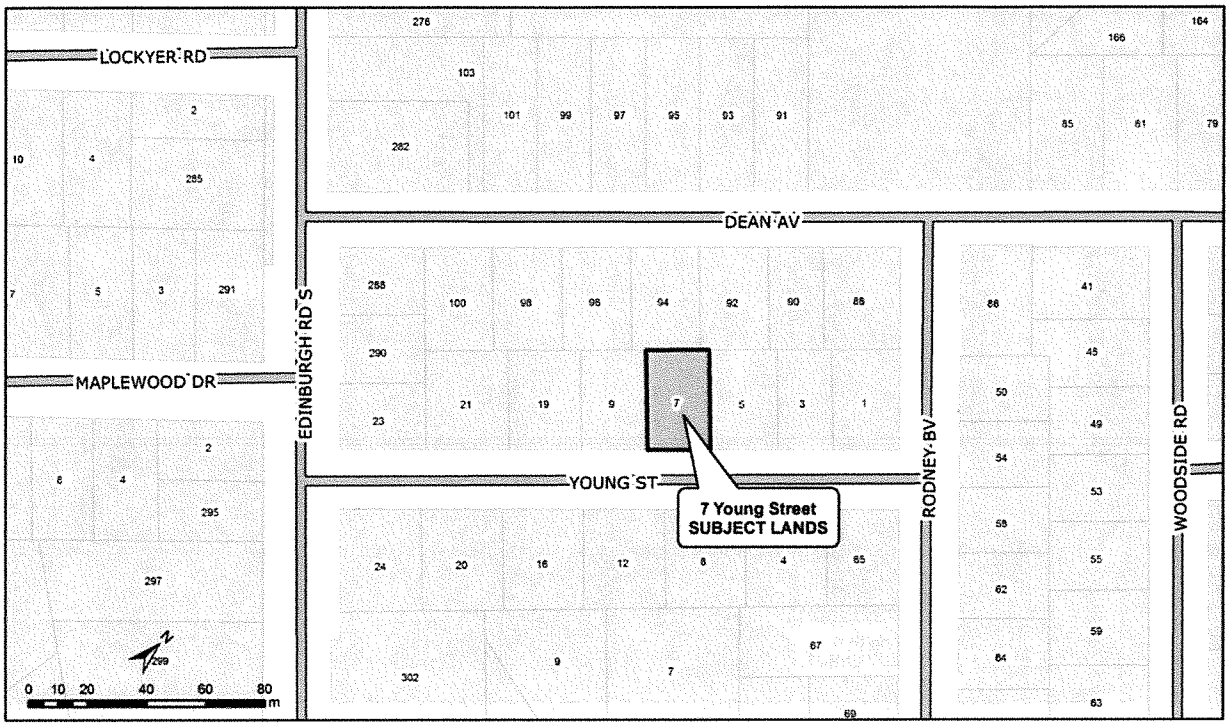
ATTACHMENT 1 – Location Map



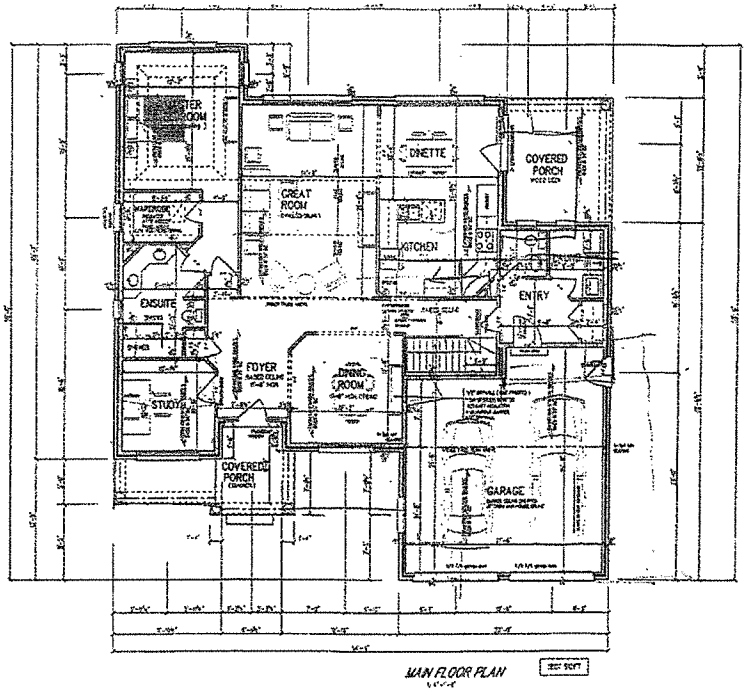
Aerial Photograph

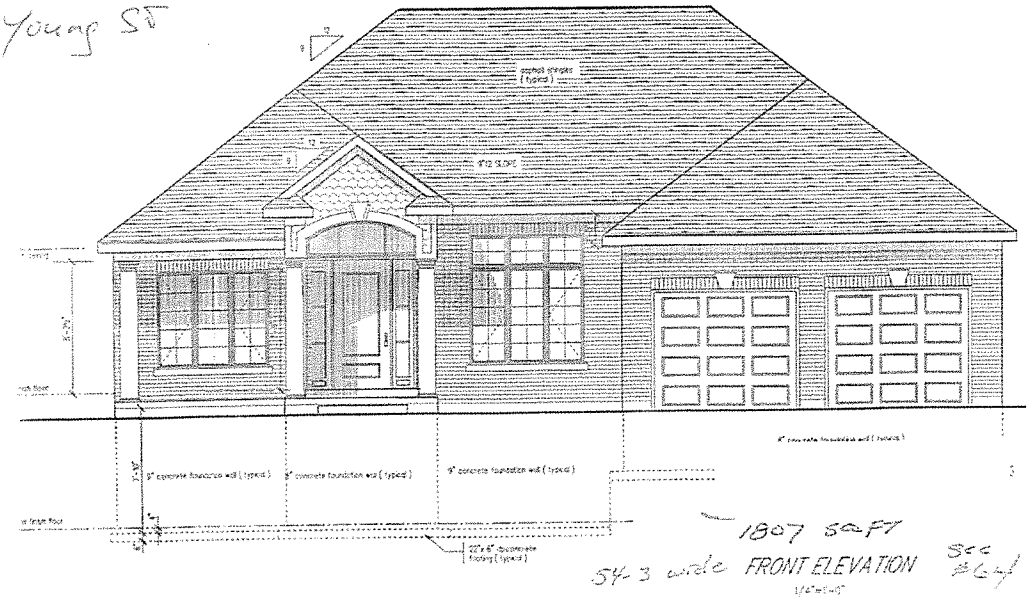
ATTACHMENT 2 – Site Photos

Photos of 7 Young Street

(Photographs taken by D. McGlynn, September 2015)

ATTACHMENT 3 – Proposed Dwelling





STAFF REPORT

TO	Guelph City Council
SERVICE AREA	Council
DATE	October 13, 2015
SUBJECT	**Councillor Mark MacKinnon Request for Funding to Attend AMO 2015 Ontario West Municipal Conference Linkages on November 20, 2015**
REPORT NUMBER	Mayor-1501

EXECUTIVE SUMMARY

PURPOSE OF REPORT
To request Council approval for funding to attend the AMO 2015 Ontario West Municipal Conference, Linkages to be held November 20, 2015 in London, Ontario.

KEY FINDINGS
Each Councillor has an allocated amount from the Council Office training budget. According to policy Council approval is required for any Councillor to expend monies beyond their yearly allocation for training.

FINANCIAL IMPLICATIONS
To date, $25,600.00 is unexpended from the yearly Council training allocation of $39,000.00. The conference registration fee is $225.00. Additional costs may include mileage and meals.

ACTION REQUIRED
Council approval required to fund attendance at the AMO Conference November 20, 2015.

RECOMMENDATION

That Councillor Mark MacKinnon be authorized to exceed his 2015 expense allocation of $3,250.00 in order to attend the AMO 2015 Ontario West Municipal Conference Linkages to be held November 20, 2015.

BACKGROUND

Guelph City Council on May 25, 2009 approved a Policy on Councillor Attendance at Municipal Government Events which established procedures for City Councillor attendance at municipal government events and to provide details for the reimbursement of expenses incurred by those Councillors attending events.

Each year Councillors are allocated an equal share of the approved budget for attendance at training events. In the 2015 budget, $39,000.00 was approved for Council Travel/Training/Associations, which resulted in an allocation of $3,250.00 to each Councillor. At this time approximately $25,600.00 of $39,000.00 is unspent. Allocations are not transferrable, and if a Councillor does not use their allocated portion during the calendar year, the funding cannot be accumulated and carried over into subsequent budget years.

REPORT

Councillor Mark MacKinnon is seeking permission to expend monies beyond his allocation to attend the Association of Municipalities of Ontario 2015 Ontario West Municipal Conference Linkages to be held November 20, 2015 in London, Ontario. The registration cost is $225.00

According to the Policy on Councillor Attendance at Municipal Government Events, City Councillors will be permitted to exceed their allocation only with the prior approval of Guelph City Council.

CORPORATE STRATEGIC PLAN

This report supports the following Strategic Directions:

1.1 Engage employees through excellence in leadership.
2.3 Ensure accountability, transparency and engagement.

DEPARTMENTAL CONSULTATION

Mayor's Office

FINANCIAL IMPLICATIONS

A total of $39,000.00 was allocated in the 2015 budget for Council training of which $25,600.00 is unspent at this time. The conference registration fee is $225.00. Additional costs may include mileage between Guelph and London and meals.

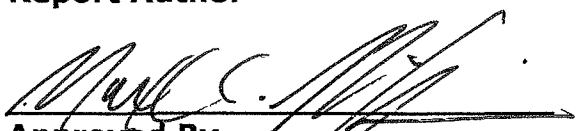
COMMUNICATIONS

N/A

ATTACHMENTS

ATT 1 - AMO 2015 Ontario West Municipal Conference "Linkages"
ATT 2 – Policy on Councillor Attendance at Municipal Governance Events

Betsy Puthon
Report Author



Approved By
Councillor Mark MacKinnon

Ministry of Municipal Affairs and Housing,
Municipal Services Office-Western presents the:

2015 Ontario West Municipal Conference

Linkages

Friday, November 20, 2015 | Best Western Lamplighter Inn, 591 Wellington Road, South, London, Ontario

Registration, Hot Buffet Breakfast and Information Fair opens at 7:30 a.m. | Welcoming Remarks at 8:30 a.m.

Delegate Information

☐ Mr. ☐ Mrs. ☐ Ms.

First Name _____

Last Name _____

Title _____

Municipality/Org. _____

Address _____

_____

City _____ Prov. _____

Postal Code _____

Phone _____

Fax _____

Email _____

Special Dietary Requirements:
☐ Vegetarian ☐ Allergy/Other _____

_____

Summary of Fees:

Full Registration	$ 199.12
HST	25.88
TOTAL	$ 225.00

Payment: Fax or e-mail your completed form and payment to:

Association of Municipalities of Ontario
200 University Avenue, Suite 801 Toronto, ON, M5H 3C6
Fax: 416.971.9372 E-mail: events@amo.on.ca

☐ Cheque (preferred method of payment)
☐ Visa ☐ MasterCard

Name on Card _____
Card Number _____
Exp _____
Signature _____

Cancellation Policy: All cancellations must be submitted in writing to the Association of Municipalities of Ontario. Cancellations received prior to 4:30 pm EST, October 23, 2015 will be eligible for a refund less $50.00 (plus HST) administration fee. Cancellations made after 4:30 pm are non-refundable. An alternate attendee name may be substituted at any time.

Delegate Activity Selection

Please indicate which of the following you wish to attend by checking the appropriate box. Please note that sessions are subject to change. Changes will be noted on the 2015 Ontario West Municipal Conference page on the AMO website at www.amo.on.ca

Will you be attending the breakfast? If yes, please check

☐ Hot Buffet Breakfast - 7:30 a.m.

Will you be attending the Keynote Presentation? If yes, please check

Keynote Speaker - 9:00 a.m.

☐ Mike Harcourt, former Premier of British Columbia; and Mayor of the City of Vancouver

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Concurrent Sessions

10:30 a.m. Sessions (please check one)

☐ Bill 73 - *Smarth Growth for Our Communities Act*
☐ Integrating Core Asset Management Practices and Growth Management
☐ Rural Renaissance
☐ Long Term Affordable Housing Strategy Update
☐ Community Hubs - Public Spaces to Serve Communities

11:30 a.m. Sessions (please check one)

☐ Taking Action - Preparing Communities to Manage Climate Change
☐ MPAC - Preparing for the 2016 Assessment Update
☐ Public Sector and *MPP Accountability and Transparency Act*
☐ Getting to Know the Building Code
☐ Planning, Municipal Decision-Making and Human Rights

Will you be attending the Lunch? If yes, please check

Lunch and Long-Standing Service Awards - 12:30 p.m.

☐ Honourable Ted McMeekin, Minister of Municipal Affairs and Housing (invited)

Will you be attending the plenary presentation? If yes, please check

Plenary Speaker - 2:15 p.m.

☐ Laura Pettigrew, Sr. Counsel, Office of the Ombudsman of Ontario

For questions regarding registration, please contact Anita Surujdeo at asurujdeo@amo.on.ca or 1.877.426.6527 ext. 344.

For inquiries about conference content and information about Exhibitors for the Information Fair, or to discuss any other special needs, please call Ministry staff at 1.800.265.4736

Submit Form

Policy on Councillor Attendance at Municipal Government Events

CORPORATE POLICY AND PROCEDURE

POLICY NO.

PAGE

EFFECTIVE DATE

REVISION

POLICY STATEMENT

There is great value to be gained from City Councillors attending events of interest to municipal government. These events contribute to continuous learning and development, and better equip City Councillors to deal with the wide range and depth of governance issues facing municipalities. They also provide a forum to exchange ideas, best practices, and expertise on municipal government related issues. Expenses associated with attendance at such events must be reasonable and necessarily incurred by those attending.

PURPOSE

City Councillors who attend municipal government events benefit from learning about new approaches and the experiences of other municipalities that have had success in dealing with issues. By building on the success of other municipalities, it is possible to avoid a lengthy process involved in attempting to solve a problem in isolation, which may take longer and produce less effective results. The purpose of this policy is to ensure that there are established procedures in place with respect to City Councillor attendance at municipal government events, and to provide for the reimbursement of expenses incurred by those persons attending.

POLICY APPLICATION AND EXCLUSIONS

This policy applies to City Councillors who participate in municipal government events where the costs are funded from the approved Council budget.

The provisions of this policy with respect to limits and expenses apply to the Mayor's participation in municipal government events, or in events where the Mayor is representing the City as the head of Council, where such costs are funded from the approved budget for the Mayor's Office.

The annual allocation provisions of this policy do not apply to city councillors who serve on the board of either the Association of Municipalities of Ontario or the Federation of Canadian Municipalities, where such service and associated travel expenses have been pre-authorized by Guelph City Council. All other provisions with respect to limits and expenses do apply to members who serve on these boards.

The provisions of this policy with respect to the allocation of an equal share of the approved Council budget for attendance at municipal government events do not apply to the Mayor.

DEFINITIONS

- **Eligible Expenses –** Expenses that are eligible for reimbursement include:
  - transportation,
  - accommodation,
  - event registration fees,
  - meals and incidentals,
  - hospitality.
- **Event –**Includes an organized annual general meeting, conference, congress, convention, exposition, forum, program, session, summit, or workshop targeted to a municipal audience. In situations where it is not clear as to the municipal relationship to the event, it is the responsibility of the City Councillor to clearly establish this relationship.
- **Hospitality –** Includes reasonable costs which may be incurred by City Councillors in an economical, consistent, and appropriate way that will facilitate City business, or as a matter of courtesy, and consists of meals only.
- **Ineligible Expenses –** Expenses that are not eligible for reimbursement include:
  - alcohol
  - 1-900 premium-rate telephone calls,
  - claims for loss of personal effects,
  - companion registration fees and expenses,
  - entertainment,
  - gifts,
  - medical and hospital treatments in excess of City sponsored health care benefit limits
  - personal effects (luggage, clothing, magazines),
  - personal memberships,
  - personal messaging /download fees,
  - personal services (shoe shines, valet, spa treatments, hair styling, internet fees for access to for-fee sites),
  - personal vehicle costs (maintenance, repair costs, towing fees, car washes),
  - movie or cable/satellite television fees charged by hotels or airlines,
  - sporting events
  - side trips including stopover charges and additional accommodation costs for personal or other business reasons,
  - sightseeing tours,
  - traffic and parking fines.
- **Municipal Government Organization** – Includes such entities as the Canadian Urban Institute, the Institute on Governance, Municipal Government Institute, ICLEI-Municipal Governments for Sustainability, Ministry of Municipal Affairs & Housing, Community Heritage Ontario, etc.

- **Municipal Association** – Includes the Federation of Canadian Municipalities or the Association of Ontario Municipalities, and sub-groups of these associations.

ALLOCATION FOR ATTENDANCE AT MUNICIPAL GOVERNMENT EVENTS

Each City Councillor will be allocated an equal share of the approved budget for attendance at municipal government events. Allocations are not transferrable, and if not used during the calendar year, cannot be accumulated and carried over into subsequent budget years. City Councillors will be permitted to exceed their allocation only with the prior approval of Guelph City Council.

HOSPITALITY

City Councillors attending municipal government events, may offer hospitality on behalf of the City where necessary and reasonable. Such hospitality is limited to meals, and the maximum daily meal expense limit will apply. Receipts are required for reimbursement.

MEALS AND INCIDENTALS

Meal expenses will be reimbursed at actual costs upon submission of appropriate receipts. Councillors will be reimbursed for meal expenses up to a maximum of $70 per day, at the following rates:

$15.00 - Breakfast
$20.00 - Lunch
$35.00 - Dinner
$70.00

Individual meal limits may be exceeded, as long as the $70.00 daily total limit for meals is not exceeded.

A separate amount is available each day for incidental expenses in addition to the regular meal allowance. Such items would include parking meters, public transit, or Internet access connection and/or usage fees away from home, where Internet access is necessary for city business. The current rate is $10.00 per day. Where possible, original receipts should be obtained and submitted for reimbursement.

The above limits are in Canadian dollars for expenses incurred in Canada or the equivalent foreign currency for travel outside of Canada. Tips and gratuities would be in addition to the above rates.

Receipts are to be submitted within 30 days of return from the function for reimbursement. Claims for expenses must include receipts, and be submitted within 30 days of return from the event. Claims for expenses incurred in one year, but not submitted until the next budget year will only be paid upon the approval of the Director of Finance.

OVERNIGHT ACCOMMODATION

If an overnight stay is required, accommodation will be reimbursed at a rate in accordance with the single room rates charged for the function, or the hotel's rate for a standard single room whichever is less. Reimbursement of accommodation expenses for additional days may be approved. The reason for the approval (i.e. lower air fare, time change) must be documented on the expense claim form.

TRANSPORTATION

Transportation costs include:

- air, rail, bus fare or automobile at the most cost and time effective rate; e.g. mileage will not be reimbursed if air travel is less expensive
- parking
- travel cancellation insurance
- incidental travel by taxi, subway, bus
- departure taxes from transportation terminals
- travel to and from public transportation terminals, provided such transportation is actually used by the traveller
- toll highway charges
- expenses incurred when using a personal vehicle for travel to functions located outside the City of Guelph will be reimbursed at the standard car allowance rate established for City staff, currently $0.45 per km.
- expenses associated with the use of a rented automobile for travel to and from the function, provided the expense does not exceed the cost of taxi fares for the same purpose (use of the automobile for personal business is not an allowable expense)
- Long-term parking for air travel exceeding 24-hours.

- **BYLAWS** –

- **October 13, 2015 –**	
By-law Number (2015) – 19970 A by-law to authorize the execution of an Assignment Agreement between Northmanor Estates Inc., 2382917 Ontario Inc. and The Corporation of the City of Guelph. (Kortright East Phase 3 Subdivision)	To execute an Assignment Agreement. (Kortright East Phase 3 Subdivision)