

COUNCIL PLANNING AGENDA



Council Chambers, City Hall, 1 Carden Street

DATE November 4, 7:00 p.m.

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

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

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

Application	Staff Presentation	Applicant or Designate	Delegations (maximum of 10 minutes)	Staff Summary
55 and 75 Cityview Drive North – Proposed Draft Plan of Residential Subdivision and Associated Zoning By-law Amendment (Files: 23T-12501/ ZC1202) - Ward 1	Chris DeVriendt	<ul style="list-style-type: none"> Hugh Handy 		
20 and 37 Cityview Drive North – Proposed Draft Plan of Residential Subdivision and Associated Zoning By-law Amendment (File: 23T-12502/ ZC1208) - Ward 1	Chris DeVriendt	<ul style="list-style-type: none"> Nancy Shoemaker 		

12 Summerfield Drive – Proposed Zoning By-law Amendment (File: ZC1311) - Ward 6	Michael Witmer	• Peter Graham		
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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-2013.33 Proposed Demolition of 1159 Victoria Road South - Ward 6			
CON-2013.34 Proposed Merger of 54 and 56 Lyon Avenue - Ward 3			

SPECIAL RESOLUTIONS

- a) Councillor Piper’s Notice of Motion for which notice was given September 30, 2013:

That staff be directed to issue a Request for Expressions of Interest for the sale or lease of 80 Simmonds Drive (Wilson Farmhouse) for a period of 120 days for community use or residential use (including its permitted uses under the Zoning By-law).

And that staff report back at a future meeting of Council all Expressions of Interest received, for evaluation and further direction.

And that, if no Expressions of Interest are received, or deemed appropriate by Council for further consideration, that the farmhouse at 80 Simmonds Drive be demolished and its materials, where possible, be salvaged for reuse or recycling.

Delegations:

- Susan Watson
- Madeleine Digby
- Malkah McNeilly
- Daphne Wainman-Wood
- Mike Lackowicz
- Frank Barber

Correspondence:

- Mike Lackowicz
- Frank Barber
- Michelle Sperle

BY-LAWS

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

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 November 4, 2013

SUBJECT 55 and 75 Cityview Drive North - Proposed Draft Plan of Residential Subdivision and Associated Zoning By-law Amendment (File: 23T-12501 / ZC1202) Ward 1

REPORT NUMBER 13-64

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide planning information on an application requesting approval of a residential Draft Plan of Subdivision and associated Zoning By-law Amendment to permit a range of 261 to 336 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 13-64 regarding a proposed Draft Plan of Residential Subdivision and associated Zoning Bylaw Amendment application (File 23T-12501 / ZC1202) by IBI Group to permit a range of 261 to 336 dwelling units applying to property legally described as Part of Lots 25, 31 and 32, Registered Plan 53 and Part of Lot 4, Concession 3, Division "C", City of Guelph, from Planning, Building, Engineering and Environment dated November 4, 2013, be received.

BACKGROUND

Applications for a Draft Plan of Subdivision approval and a Zoning By-law Amendment have been received for the property municipally known as 55 and 75 Cityview Drive North. The proposed draft plan of subdivision includes a total of 261

STAFF REPORT



to 336 residential units, consisting of 103 single detached dwellings, 28 semi-detached dwellings, 14 on-street townhouse units, 45-77 cluster townhouse units and 60-103 apartment units (see Attachment 4). The applications were received on December 20, 2011 and deemed complete on January 18, 2012.

The applicant's current draft plan of subdivision proposal has incorporated a number of revisions from the initial draft plan that was circulated on January 31, 2012. Reports and materials submitted in support of the applications have also been updated accordingly to reflect the current proposal. These revisions were made to coordinate proposed development on the subject lands with a separate draft plan of subdivision application (23T-12502) on the adjacent lands to the south at 20 and 37 Cityview Drive (see Attachment 5) and to address identified environmental constraints. As these modifications were identified through the circulation of this initial plan, this previous subdivision proposal was not brought forward to a Public Meeting at Council. The revised draft plan of subdivision proposal was circulated on September 24, 2013.

Location

The subject site is a vacant 15.2 hectare parcel located on the east side of Cityview Drive, north of York Road and the Canadian Pacific Railway and west of the intersection of Starwood Drive and Watson Parkway North (see Attachment 1). Adjacent land uses include:

- existing residential development to the west;
- a future elementary school and existing residential development to the north;
- Provincially significant wetlands and vacant lands part of the Starwood/Watson Mixed Use Node to the east; and
- vacant lands subject to a separate draft plan of subdivision application (23T-12502) to the south.

Existing Official Plan Designations

The subject lands are designated "General Residential" and "Open Space" in Schedule 1 of the 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 portions of the Clythe Creek Provincially Significant Wetland Complex as 'Significant Natural Areas' on the subject lands. There are also cultural woodlands identified on the subject site as "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

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per hectare. The land use designations and related policies contained in Official Plan Amendment 42 and 48 are included in Attachment 3.

Existing Zoning

The subject lands are currently zoned UR (Urban Reserve) Zone. Attachment 6 illustrates the existing zoning of the site and surrounding area.

REPORT

Description of Proposed Draft Plan of Subdivision

The application is a request to subdivide the subject property in accordance with the draft plan of subdivision included in Attachment 4. Details of the proposed subdivision are also included in Attachment 4.

The draft plan includes a total of 261 to 336 residential units, consisting of 103 single detached dwellings, 28 semi-detached dwellings, 14 on-street townhouse units, 45-77 cluster townhouse units and 60-103 apartment units. Residential development is proposed on 10.5 hectares of the entire property, representing approximately 70% of the subject site. The easterly portion of the property contains portions of Provincially Significant Wetlands, wooded area and steep slopes.

The proposed draft plan accommodates the southerly extension of Keating Street and Silurian Drive, providing connectivity to existing residential development to the north of the subject site. Lee Street Park has also been extended into the proposed subdivision through Block 149. The applicant's draft plan has also been designed to coordinate the proposed development on the subject lands with a separate draft plan of subdivision application (23T-12502) on the adjacent lands to the south at 20 and 37 Cityview Drive (see Attachment 5). This includes aligning street connections and providing a second park block (Block 150) at the southern boundary of the site that would be consolidated with the proposed park block in this adjacent draft plan. This would implement a larger neighbourhood park between the two developments. Open Space Blocks 151 and 152 are proposed to recognize open space, the Provincially Significant Wetland and associated buffer area from development.

Description of Proposed Zoning Bylaw Amendment

To implement the proposed draft plan of subdivision, the applicant is requesting to rezone the subject property from the current Urban Reserve (UR) Zone to the following zoning categories to implement the proposed draft plan of subdivision:

- R.1D (Single Detached Residential) Zone
- R.1C (Single Detached Residential) Zone
- R.1C-5 (Specialized Single Detached Residential) Zone
- R.2 (Residential Semi-Detached/Duplex) Zone
- R.2-6 (Residential Semi-Detached/Duplex) Zone
- R.3B (Residential On-Street Townhouse) Zone
- R.3A (Cluster Townhouse) Zone
- R.4A-? (Specialized Residential General Apartment) Zone

STAFF REPORT

- P.2 (Neighbourhood Park) Zone
- P.1 (Conservation Land) Zone

The specialized zoning provision requested within the proposed R.4A-? Zone is to permit cluster and stacked townhouse units, as well as apartment buildings, within the zoning for Block 147 located along the west side of Street B. It is noted that the standard R.4A Zone does not permit townhouse dwellings.

The proposed zoning concept is provided in Attachment 6.

Supporting Documents

The following reports and material have been submitted in support of the draft plan of subdivision and rezoning applications:

- 55 & 75 Cityview Drive Property Scoped Environmental Impact Study prepared by Natural Resource Solutions Inc. July, 2013.
- Planning Justification Report, Draft Plan of Subdivision and Zone Change (55 and 75 Cityview Drive) prepared by IBI Group. July, 2013.
- 55 & 75 Cityview Drive Traffic Impact Study prepared by Paradigm Transportation Solutions Limited. July, 2013.
- Functional Servicing Report, Draft Plan of Subdivision, Cityview Drive prepared by IBI Group. July 2013.
- Stormwater Management Report, Draft Plan of Subdivision, Cityview Drive prepared by IBI Group. July 2013.
- Geotechnical Investigation, Proposed Residential Subdivision, Cityview Drive prepared by Chung & Vander Doelen Engineering Ltd. July, 2006.
- Slope Stability Assessment, Proposed Cityview Drive Subdivision prepared by Chung & Vander Doelen Engineering Ltd. March, 2007.
- Scoped Hydrogeological Assessment, Cityview Drive Development prepared by Anderson GeoLogic Ltd. July, 2013.
- Heritage Impact Assessment, 75 Cityview Drive prepared by The Landplan Collaborative Ltd. March, 2011.

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 applicable Official Plan land use 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.
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STAFF REPORT



- 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.

COMMUNICATIONS

The Notice of Complete Application was mailed on September 24, 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 October 10, 2013.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Existing Official Plan Designations and Policies
- Attachment 3 – Official Plan Amendment 42 and 48 Land Use Designations
- Attachment 4 – Proposed Draft Plan of Subdivision
- Attachment 5 – Adjacent Draft Plan of Subdivision proposal at 20 and 37 Cityview Drive (23T-12502)
- Attachment 6 – Existing and Proposed Zoning

Report Author

Chris DeVriendt
Senior Development Planner

Approved By

Sylvia Kirkwood
Manager of Development Planning

Original Signed by:

Original Signed by:

Approved By

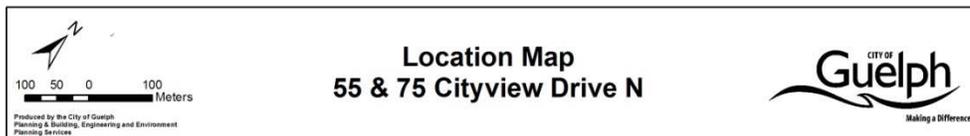
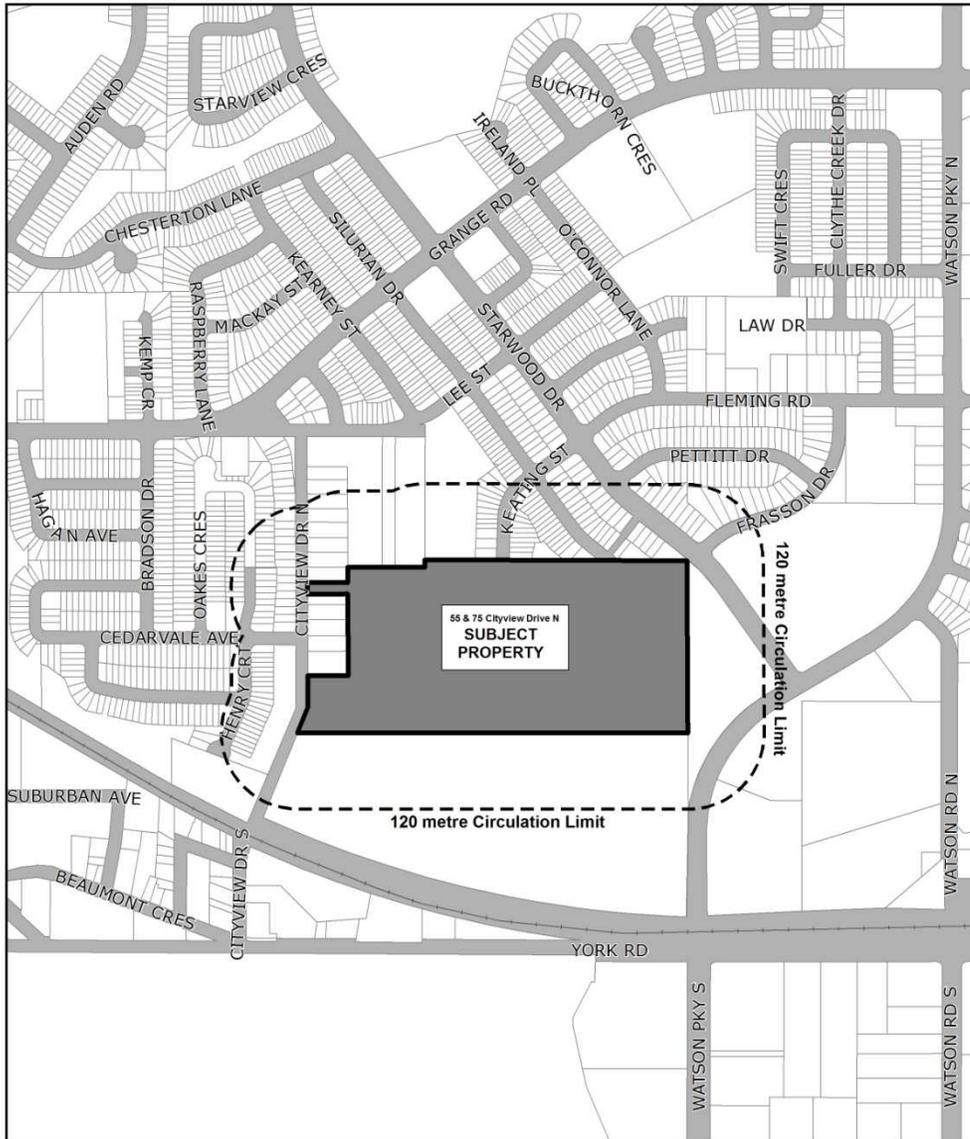
Todd Salter
General Manager
Planning Services
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todd.salter@guelph.ca

Recommended By

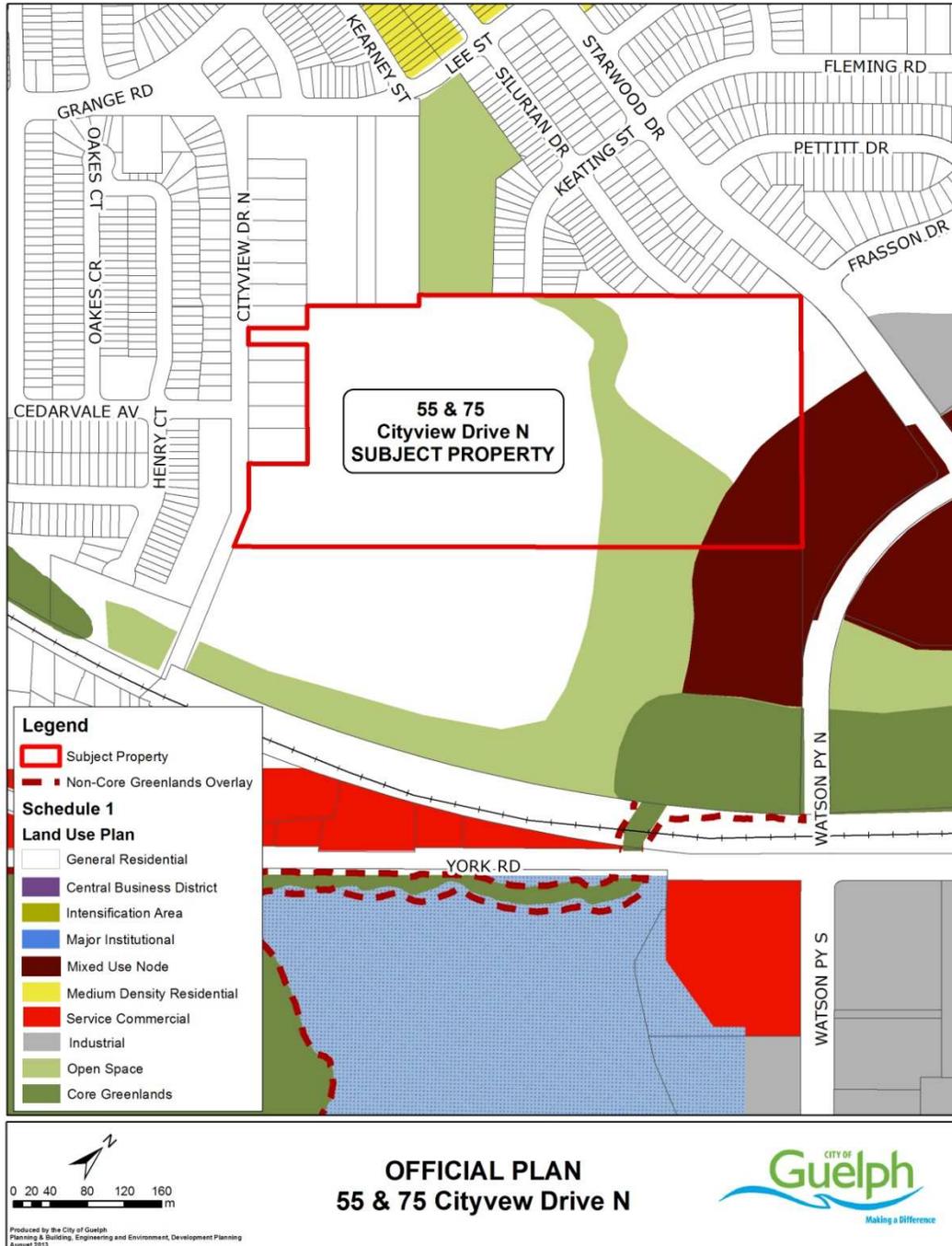
Janet L. Laird, Ph.D.
Executive Director
Planning, Building, Engineering
and Environment
519-822-1260, ext 2237
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Attachment 1

Location Map



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.

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.

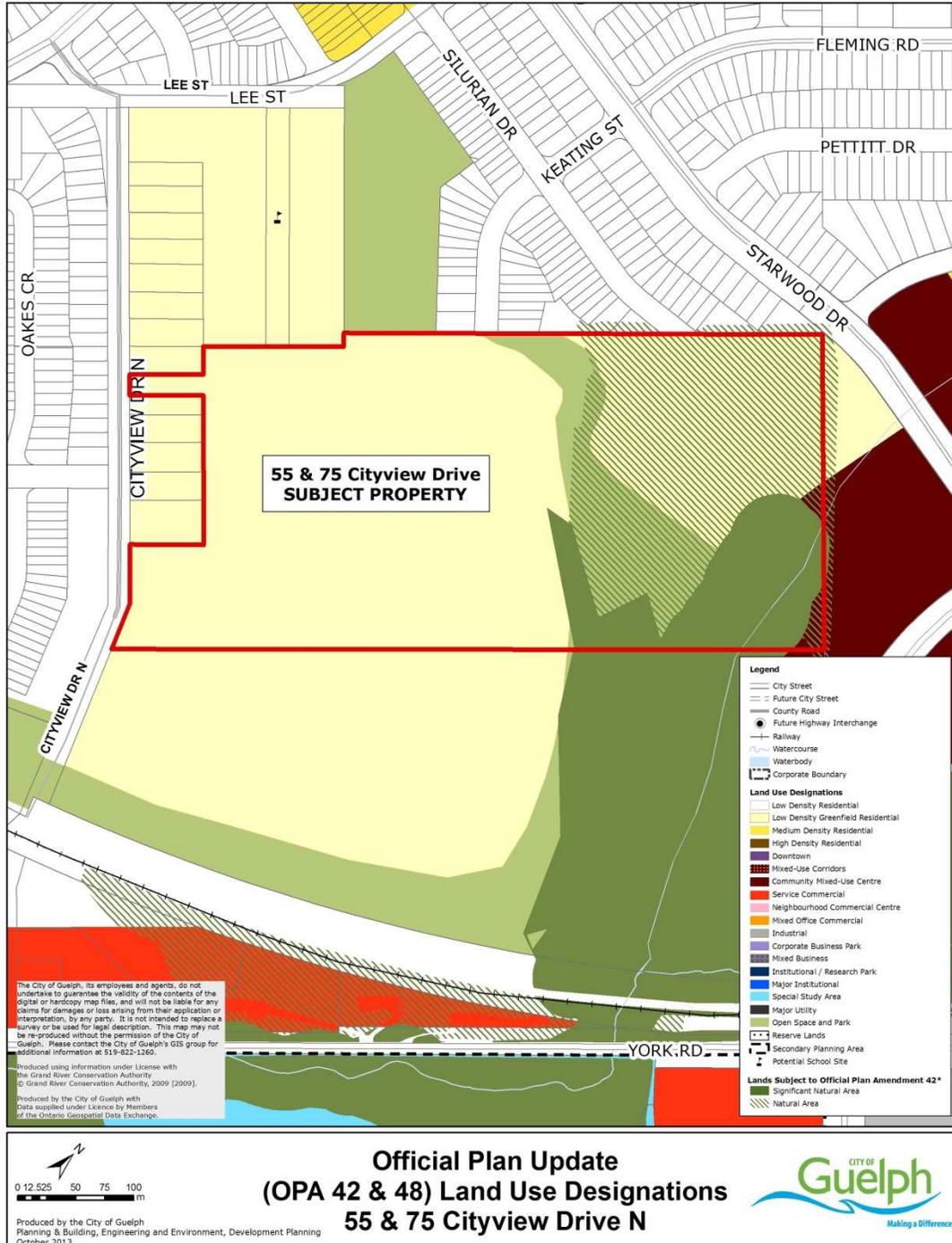
7.12.2 Complementary uses that are compatible to, and which do not detract from or restrict, the primary function of the area, may be permitted within the 'Open Space' designation. Such complementary uses may include, but are not necessarily restricted to: forestry resources, horticulture, and public 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.

Attachment 3 Official Plan Amendment 42 and 48 Land Use Designations



STAFF REPORT

Attachment 4 Proposed Draft Plan of Subdivision

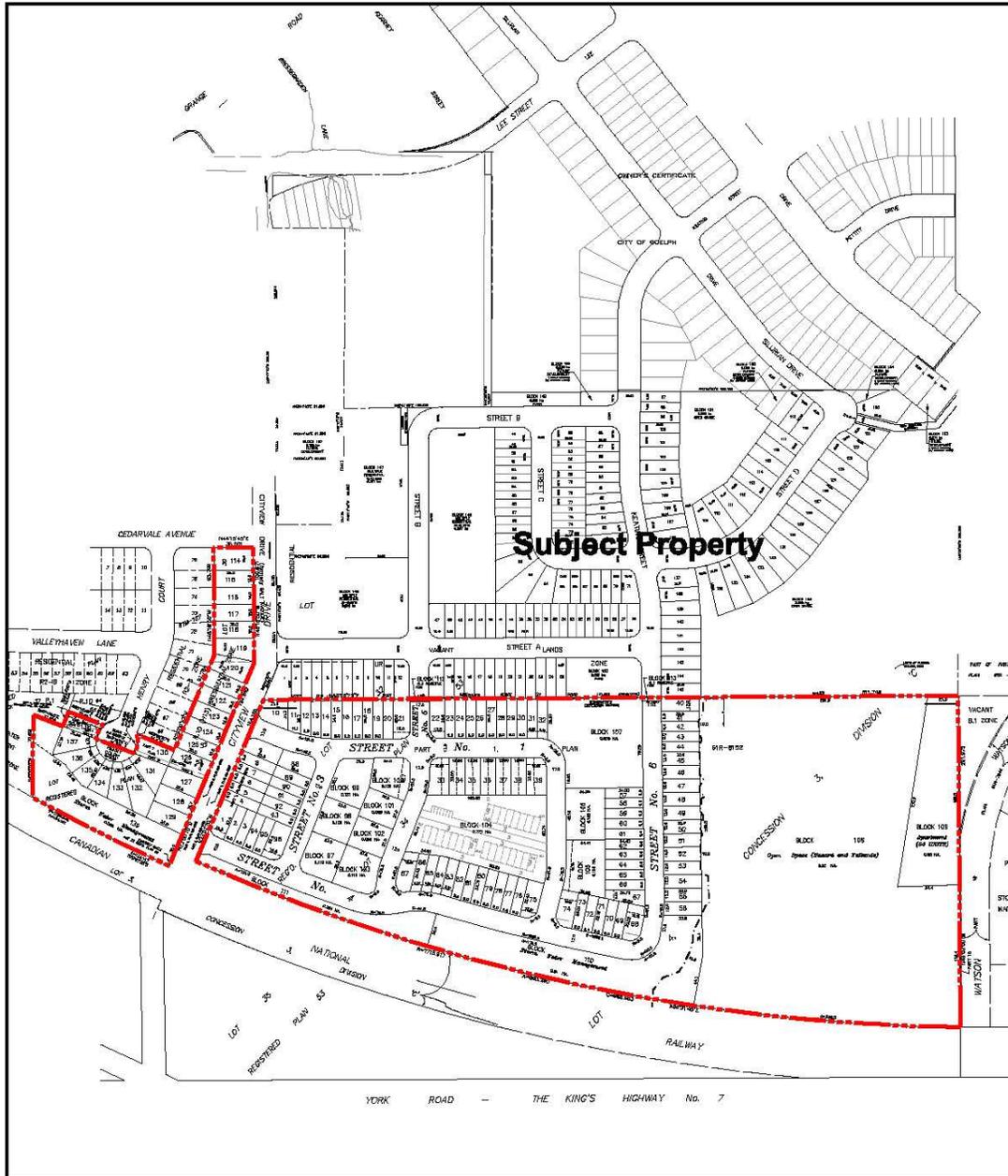


STAFF REPORT

Attachment 4 (continued) Proposed Draft Plan of Subdivision Details

LOTS/BLOCKS	LAND USE	AREA	# OF UNITS
Lots 1-25, 40-47, 62-71, 86-145	Single Detached Residential	4.22 hectares	103
Lots 26-39, 48-61	Semi-Detached Residential	0.68 hectares	28
Lots 72-85	On-Street Townhouse Dwellings	0.32 hectares	14
Blocks 146-148	Multiple Residential	2.47 hectares	105-180
Blocks 149-150	Park	0.33 hectares	
Blocks 151-152	Open Space	4.23 hectares	
Blocks 153-157	Future Development (single detached lots)	0.33 hectares	11
	Roads	2.63 hectares	
TOTAL AREA		15.2 hectares	261-336

Attachment 5 Adjacent Draft Plan of Subdivision Proposal at 20 and 37 Cityview Drive (23T-12502)





**Proposed Subdivision
55 & 75 Cityview Drive N**

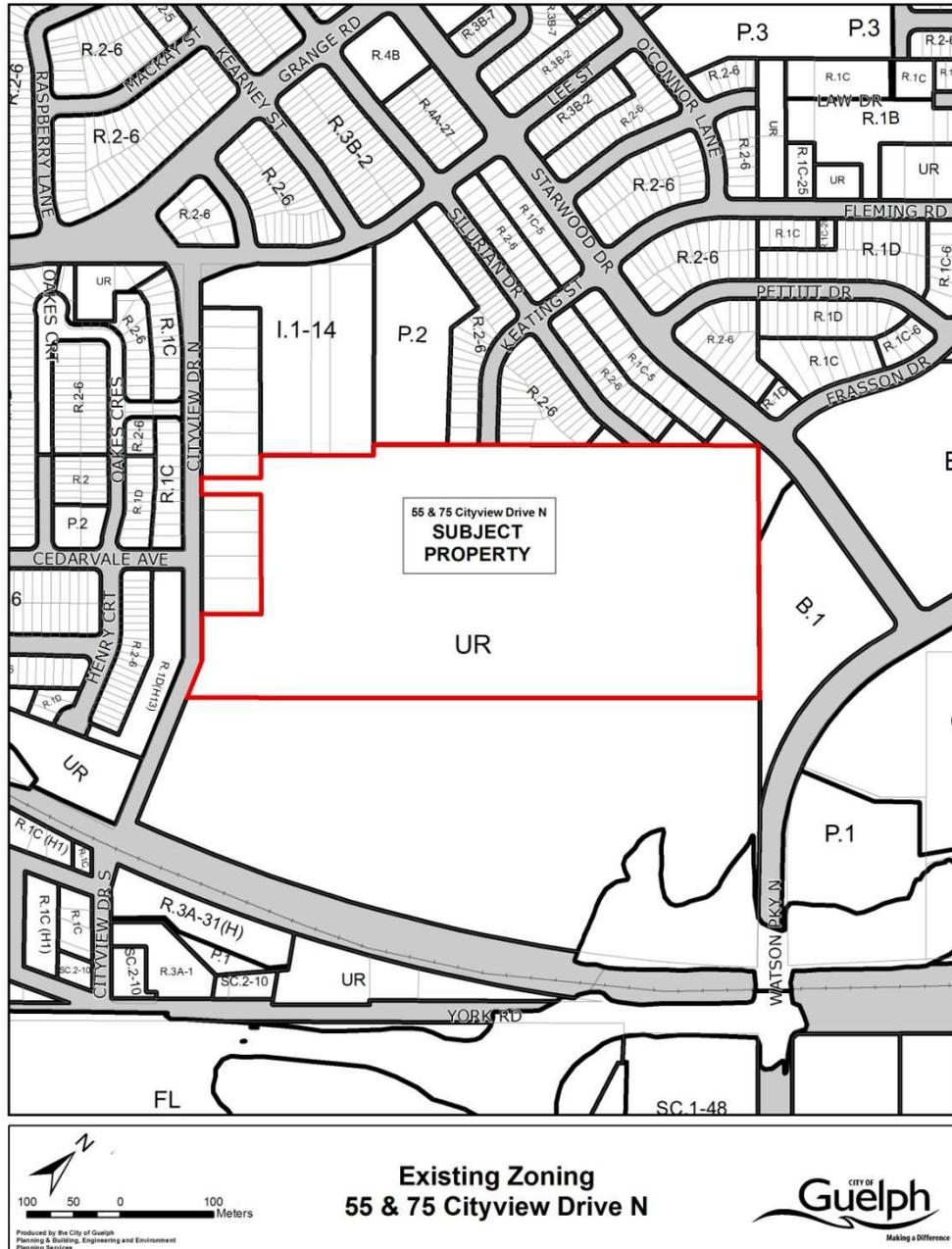


Prepared by the City of Guelph
 Planning & Building, Engineering and Environmental Planning Services
 September, 2018

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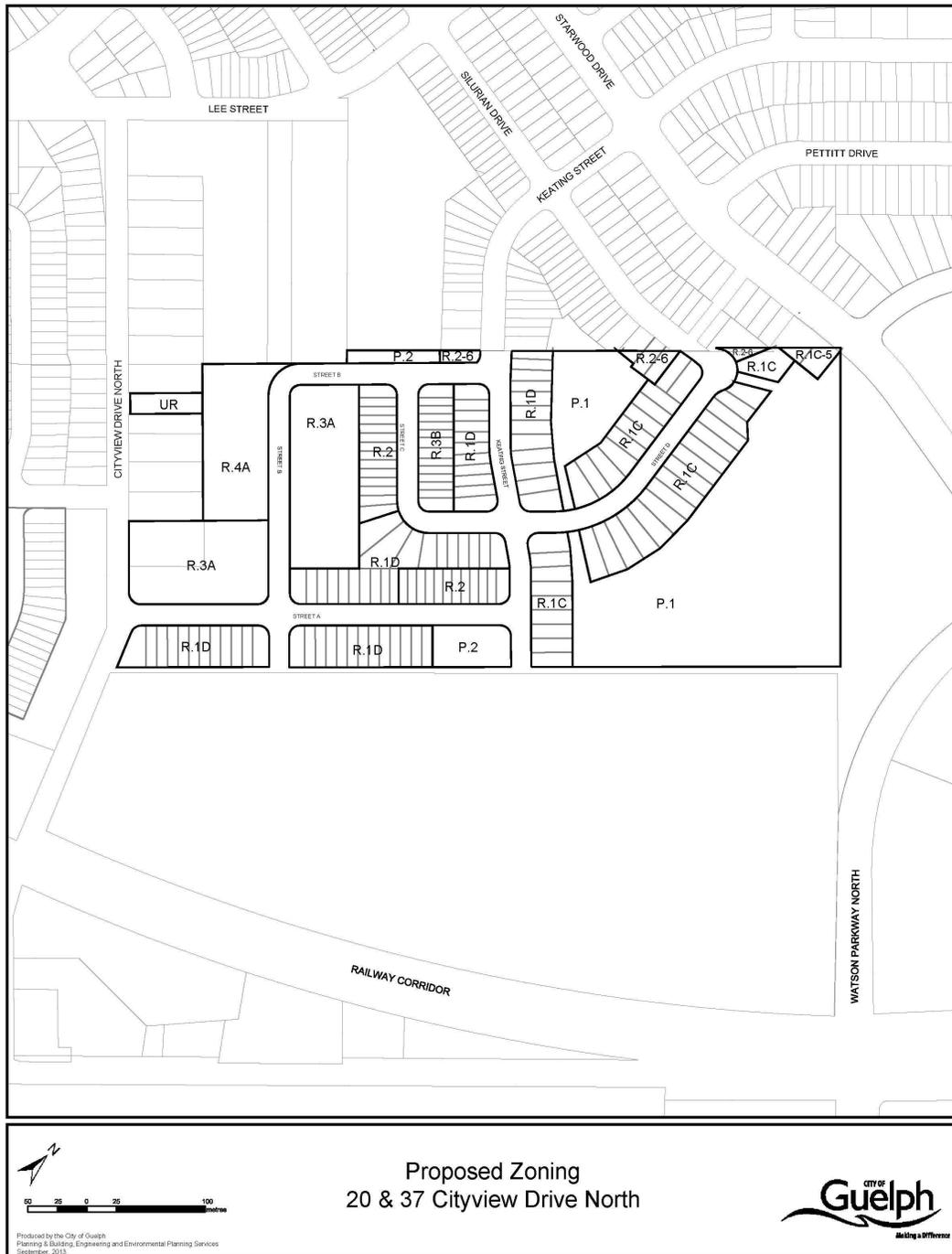
Attachment 6 Existing and Proposed Zoning

Existing Zoning



Attachment 6 (continued) Existing and Proposed Zoning

Proposed Zoning



STAFF REPORT



Attachment 6 (continued) Proposed Zoning Details

Proposed Zoning Schedule					
Land Use	Lots/Blocks	Zone	Specialized Regulations	Bylaw Requirement	Exemption
Single Detached	Lots 1-25, 40-47, 62-71, 86-95	R.1C	-	-	-
Single Detached	Lots 97-145	R.1D	-	-	-
Semi-Detached	Lots 26-39, 48-61	R.2	-	-	-
On-Street Townhouse	Lots 72-85	R.3B	-	-	-
Cluster/Stacked Townhouse	Blocks 146, 148	R.3A	-	-	-
Apartment/Cluster/Stacked Townhouse	Block 147	R.4A-?	Request to permit apartment building and cluster and stacked townhouse units	Townhouses not permitted uses within R.4A Zone	To add cluster and stacked townhouse units as permitted uses
Park	Blocks 149, 150	P.2	-	-	-
Open Space	Blocks 151, 152	P.1	-	-	-

Block 152 identifying wetlands, open space and buffers is proposed to be zoned P.1 for conservation land and protection.

STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE November 4, 2013

SUBJECT 20 and 37 Cityview Drive North - Proposed Draft Plan of Residential Subdivision and Associated Zoning By-law Amendment (File: 23T-12502 / ZC1208) Ward 1

REPORT NUMBER 13-65

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide planning information on an application requesting approval of a residential Draft Plan of Subdivision and associated Zoning By-law Amendment to permit 264 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 13-65 regarding a proposed Draft Plan of Residential Subdivision and associated Zoning Bylaw Amendment application (File 23T-12502 / ZC1208) by BSRD Inc. to permit a total of 264 dwelling units applying to property municipally known as 20 and 37 Cityview Drive North and legally described as Part of Lot 4, Concession 3, Division C and Lot 34 and Part Lots 30, 32 and 33, Registered Plan 53, City of Guelph, from Planning, Building, Engineering and Environment dated November 4, 2013, be received.

STAFF REPORT

BACKGROUND

Applications for a Draft Plan of Subdivision approval and a Zoning By-law Amendment have been received for the property municipally known as 20 and 37 Cityview Drive North. The proposed draft plan of subdivision includes a total of 264 residential units, consisting of 98 single detached dwellings, 46 semi-detached dwellings, 42 on-street townhouse units, 24 cluster townhouse units, and 54 apartment units (see Attachment 4). The applications were received on March 22, 2012 and deemed complete on April 19, 2012.

The applicant's current draft plan of subdivision proposal has incorporated a number of revisions from the initial draft plan that was circulated on May 3, 2012. Reports and materials submitted in support of the applications have also been updated accordingly to reflect the current proposal. Revisions to the original draft plan were made to coordinate proposed development on the subject lands with a separate draft plan of subdivision application (23T-12501) on the adjacent lands to the north at 55 and 75 Cityview Drive (see Attachment 5). It is noted that the original subdivision proposal for the subject lands was not brought forward to a Public Meeting at Council.

Location

The subject site is a 17.68 hectare parcel located north of York Road, west of Watson Parkway North and east of Elizabeth Street (see Attachment 1). The subject site is bounded by Watson Parkway to the east, CN Railway lands to the south, existing residential development lands to the west and vacant lands to the north that are subject to a separate draft plan of subdivision proposal (23T-12501).

Existing Official Plan Designations

The subject lands are designated "General Residential", "Open Space", "Core Greenlands and "Mixed Use Node". The site is also within the Non-Core Greenlands Overlay in the current Official Plan. The Official Plan land use designations and related policies are included in 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 "Open Space" land use designation is intended to provide for a balanced distribution of open space and recreation facilities connected through a continuous linear open space system.

The "Mixed Use Node" land use designation is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses. Medium and high density residential development is also permitted. The "Mixed Use Node" designation applies to an easterly portion of the subject site adjacent to Watson Parkway North.

STAFF REPORT



Official Plan Amendment 42 (under appeal), the City's new Natural Heritage System, identifies portions of the Clythe Creek Provincially Significant Wetland Complex as 'Significant Natural Areas' on the subject lands. There are also cultural woodlands identified on the subject site as "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. The land use designations contained in Official Plan Amendment 42 and 48 are included in Attachment 3.

Existing Zoning

The subject lands are currently zoned UR (Urban Reserve) Zone, FL (Floodplain Lands) Zone, R.1D (Single Detached Residential) Zone and R.1C (H13) Zone. Attachment 6 illustrates existing zoning of the site and surrounding area.

REPORT

Description of Proposed Draft Plan of Subdivision

The application is a request to subdivide the subject property in accordance with the draft plan of subdivision included in Attachment 4. Details of the proposed subdivision are also included in Attachment 4.

The draft plan includes the creation of lots and blocks to provide a total of 264 residential units, consisting of 98 single detached dwellings, 46 semi-detached dwellings, 42 on-street townhouse units, 24 cluster townhouse units, and 54 apartment units. The draft plan also includes a 0.608 hectare park block (Block 107), two stormwater management blocks (Blocks 110 and 139) and two open space blocks (Blocks 108 and 111).

The development proposed west of Cityview Drive (20 Cityview Drive) includes semi-detached dwellings fronting along the west side of Cityview Drive and single detached lots along a cul-de-sac at the end of Henry Court. Proposed development east of Cityview Drive would be accessed by two new municipal streets on Cityview Drive providing connections to two municipal street extensions from the proposed development to the north at 55 Cityview Drive. A centralized neighbourhood park (Block 107) is also proposed in conjunction with the park block included in the adjacent draft plan proposal to the north (see Attachment 5) to create a larger neighbourhood park between the two developments. Open Space Block 108 is proposed to recognize and protect natural features and steep slopes on the subject site.

Description of Proposed Zoning Bylaw Amendment

To implement the proposed draft plan of subdivision, the applicant is requesting to rezone the subject property from the current UR (Urban Reserve) Zone, FL (Floodplain Lands) Zone, R.1D (Single Detached Residential) Zone and R.1C (H13)

STAFF REPORT

Zone to the following zoning categories to implement the proposed draft plan of subdivision:

- R.1D (Single Detached Residential) Zone
- R.1C (Single Detached Residential) Zone
- R.2 (Residential Semi-Detached/Duplex) Zone
- R.3B-7 (Specialized On-Street Townhouse) Zone
- R.3A (Cluster Townhouse) Zone
- R.4A (Residential General Apartment) Zone
- P.2 (Neighbourhood Park) Zone
- P.1 (Conservation Land) Zone

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

Supporting Documents

The following reports and material have been submitted in support of the draft plan of subdivision and rezoning applications:

- Preliminary Servicing and Stormwater Management Report (Cityview Ridge Subdivision) prepared by Gamsby and Mannerow Ltd. March 2012.
- Hydrogeological Investigation (Proposed Cityview Ridge Development) prepared by Banks Groundwater Engineering Ltd. February 2012.
- Cityview Ridge Environmental Impact Study prepared by North-South Environmental. February 2012.
- Road and Rail and Vibration Noise Impact Study (Valeriotte Subdivision) prepared by Howe Gastmeier Chapnik Ltd. October 2011.

The following reports have been submitted to support the most recent revisions to the application:

- Revised Preliminary Servicing and Stormwater Management Report prepared by Gamsby and Mannerow Ltd. August, 2013.
- Addendum #2 to Cityview Ridge Environmental Impact Study prepared by North-South Environmental Ltd. August, 2013.
- Revised Road and Rail and Vibration Noise Impact Study prepared by Howe Gastmeier Chapnik Ltd. August, 2013.

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 applicable Official Plan land use 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.

STAFF REPORT



- 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.

COMMUNICATIONS

The Notice of Revised Application and Public Meeting Notice was mailed on September 24, 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 October 10, 2013.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Existing Official Plan Designations and Policies
- Attachment 3 – Official Plan Amendment 42 and 48 Land Use Designations
- Attachment 4 – Proposed Draft Plan of Subdivision
- Attachment 5 – Adjacent Draft Plan of Subdivision proposal at 55 and 75 Cityview Drive (23T-12501)
- Attachment 6 – Existing and Proposed Zoning

Report Author

Chris DeVriendt
Senior Development Planner

Approved By

Sylvia Kirkwood
Manager of Development Planning

Original Signed by:

Original Signed by:

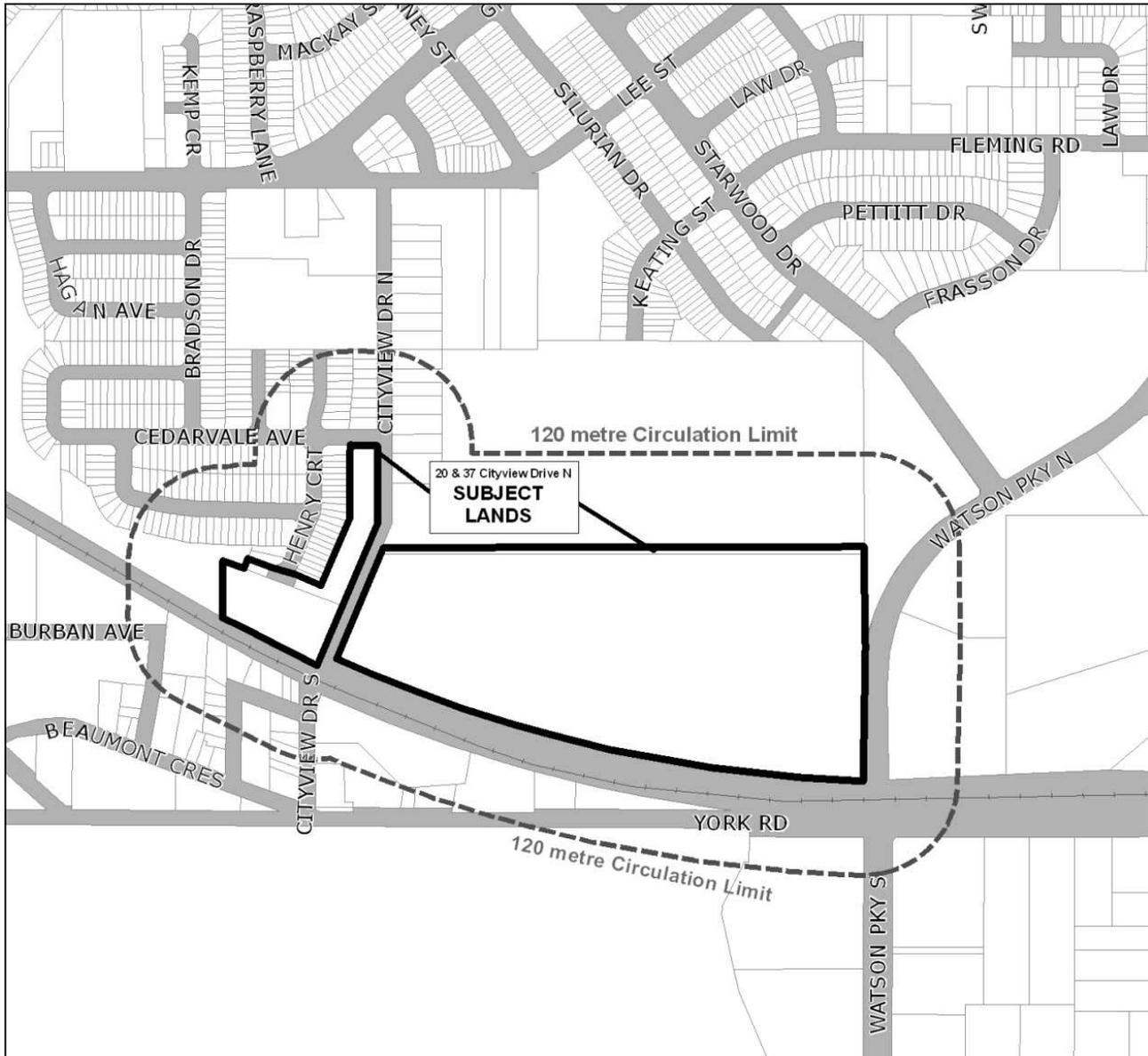
Approved By

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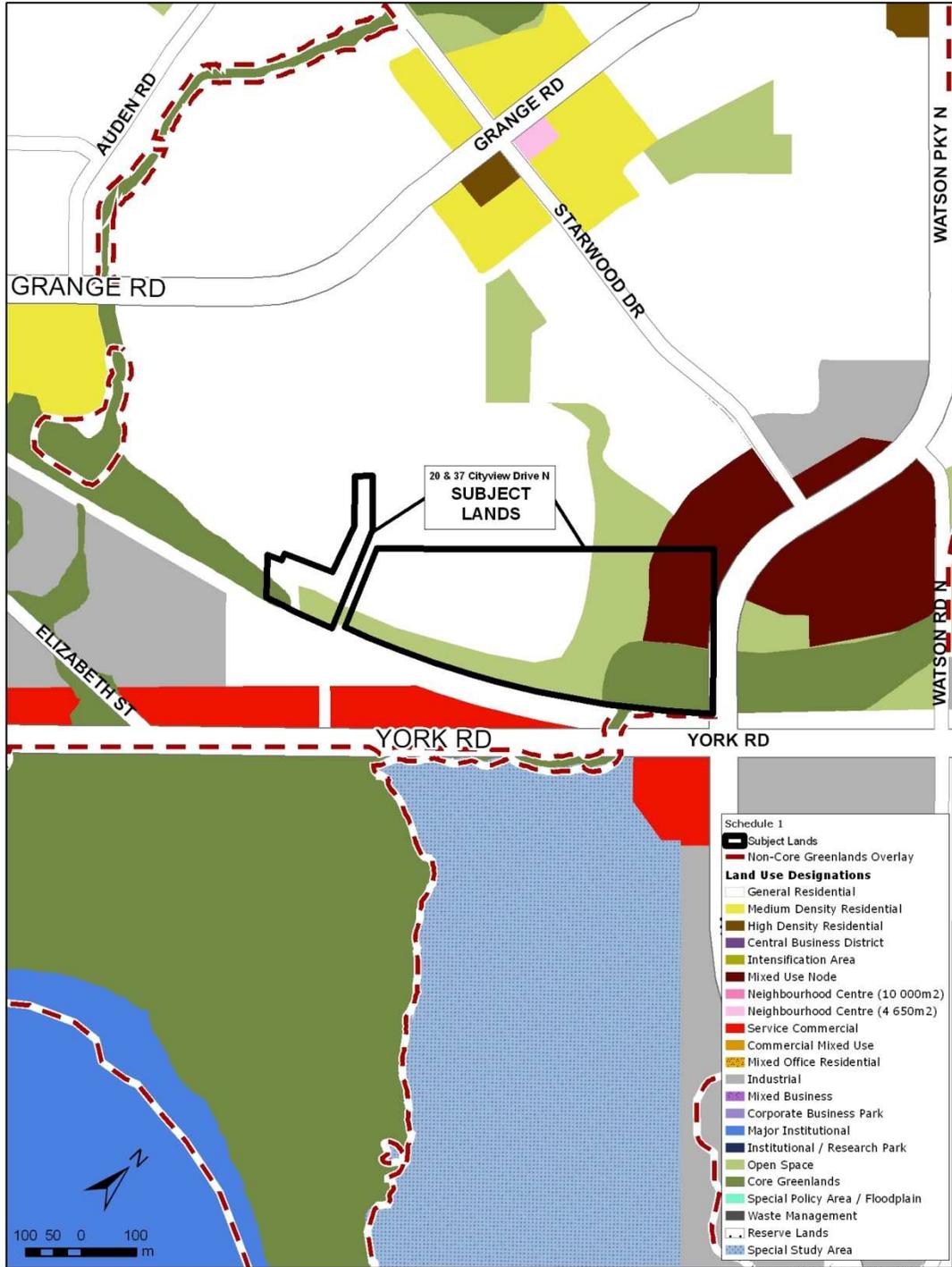
Recommended By

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Planning, Building, Engineering
and Environment
519-822-1260, ext 2237
janet.laird@guelph.ca

Attachment 1 Location Map



Attachment 2 Existing Official Plan Designations and Policies



Attachment 2 (continued) Existing Official Plan Designations and Policies

'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.

'Open Space' Land Use Designation

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.

'Mixed Use Node' Land Use Designation

7.4.5 The 'Mixed Use Nodes' identified on Schedule 1 in this Plan is comprised of one or several individual developments on one or more properties on both sides of an intersection of major roads within a "node". These areas are intended to serve both the needs of residents living and working in nearby neighbourhoods and employment districts and the wider City as a whole.

7.4.6 The intent of the 'Mixed Use Node' designation is to create a well defined focal point and to efficiently use the land base by grouping complementary

uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs at one location. Implementing zoning by-laws may include mechanisms such as minimum density requirements and maximum parking standards to promote the efficient use of the land base.

- 7.4.7 It is intended that where there are adjacent properties within the node that 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 Mixed Use Node will be designed to be integrated into the wider community by footpaths, sidewalks and bicycle systems and by the placement of smaller buildings amenable to the provision of local goods and services in close proximity to the street line near transit facilities.
- 7.4.8 The boundaries of the 'Mixed Use Node' designation are intended to clearly distinguish the node as a distinct entity from adjacent land use designations. Subject to the policies of Section 9.2, proposals to expand a 'Mixed Use Node' beyond these boundaries or to establish a new node shall require an Official Plan Amendment supported by impact studies as outlined in policies 7.4.48 to 7.4.52.
- 7.4.9 The 'Mixed Use Node' is intended to provide a wide range of retail, service, entertainment and recreational commercial uses as well as complementary uses including open space, institutional, cultural and educational uses, hotels, and livework studios. Medium and high density multiple unit residential development and apartments shall also be permitted in accordance with the policies of Section 7.2. Only small scale professional and medically related offices shall be permitted in this designation in order to direct major offices to the CBD, Intensification Area, Corporate Business Park and Institutional designations.
- 7.4.10 The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft) of gross leasable floor area, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross leasable floor area within the overall development.
- 7.4.11 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 'Mixed Use Node' designation to ensure such consistency.

7.4.12 The 'Mixed Use Nodes' incorporate land containing existing uses as well as vacant land required to meet the identified needs of the City. In order to promote a mixture of land uses within each 'Mixed Use Node' designation it is the intent of this Plan that new retail development will be limited to the following floor area cumulatively of all buildings within the node:

- Woodlawn / Woolwich Street Node: 42,000 sq. m.
- Paisley / Imperial Node: 42,000 sq. m.
- Watson Parkway / Starwood Node 28,000 sq. m.
- Gordon / Clair Node 48,500 sq. m.

"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.

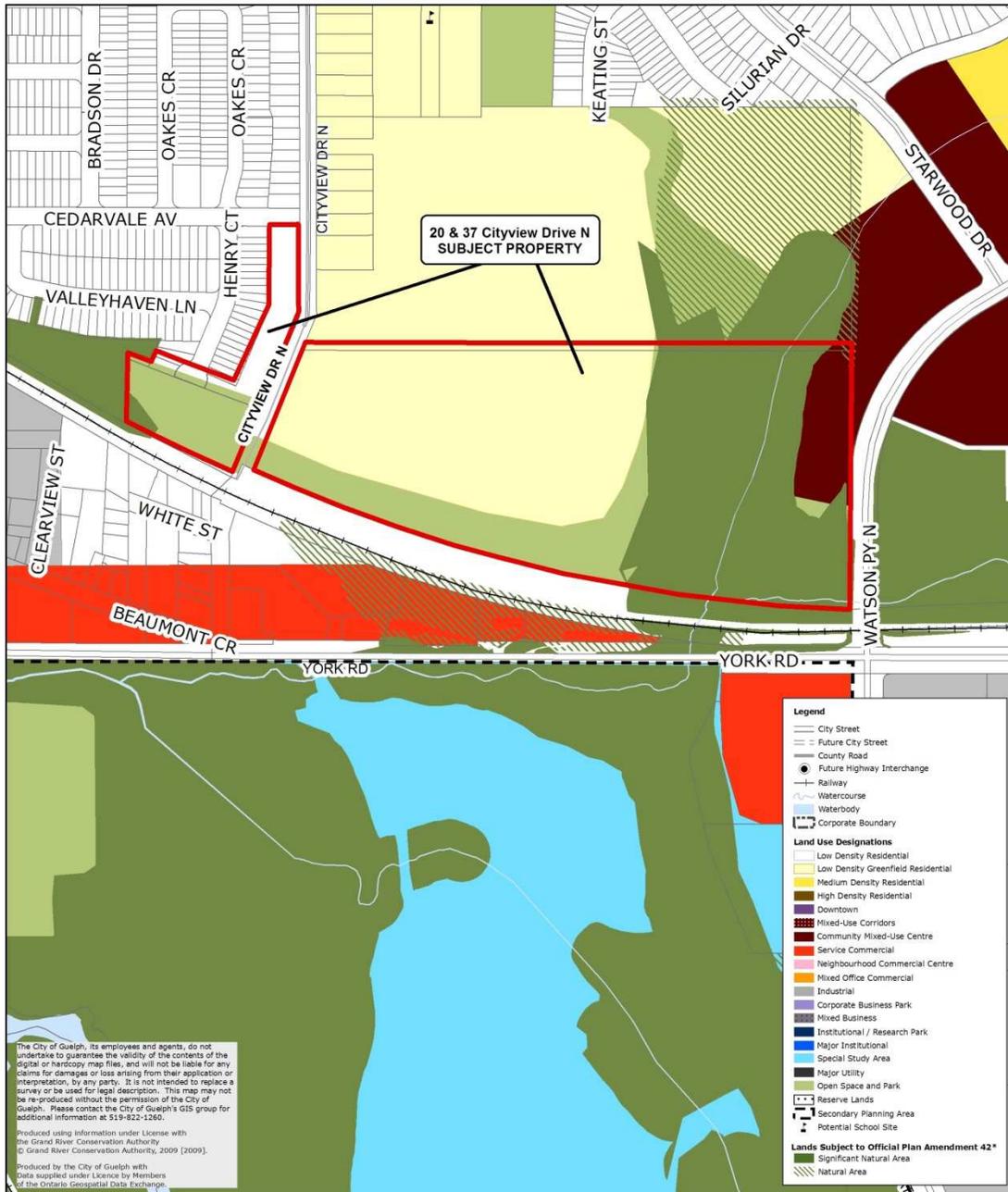
1. Policies relating to natural heritage features are contained in Section 6 of this Plan.
2. Policies relating to natural hazard lands are contained in Section 5 of this Plan.

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 measures to provide for the enhancement of any identified natural heritage feature as part of such environmental impact study.

7.13.7 It is intended that the natural heritage features associated with the Non-Core Greenlands overlay are to be protected for their ecological value and function. The implementing Zoning By-law will be used to achieve this objective by placing such delineated features from an approved environmental impact study in a restrictive land use zoning category.

7.13.8 Development may occur on lands associated with the Non-Core Greenlands overlay where the matters associated with hazard lands as noted in Section 5 can be safely addressed. In addition, development within the flood fringe areas of the Two Zone Flood Plain will be guided by the policies of subsection 7.14.

Attachment 3 Official Plan Amendment 42 and 48 Land Use Designations



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Produced by the City of Guelph
Planning & Building, Engineering and Environment, Development Planning
October 2013

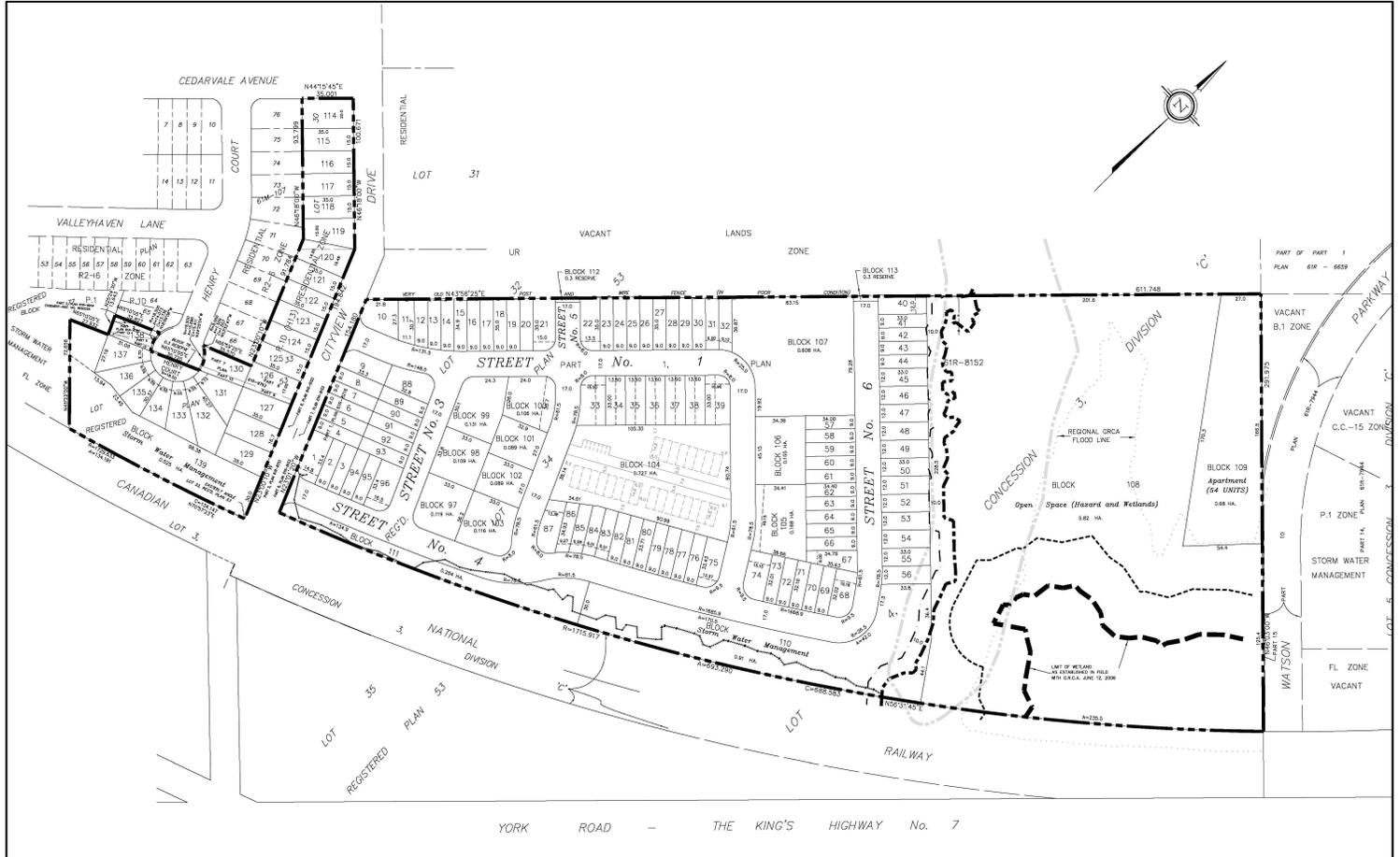
Official Plan Update (OPA 42 & 48) Land Use Designations 20 & 37 Cityview Drive N



CITY OF Guelph
Making a Difference

STAFF REPORT

Attachment 4 Proposed Draft Plan of Subdivision

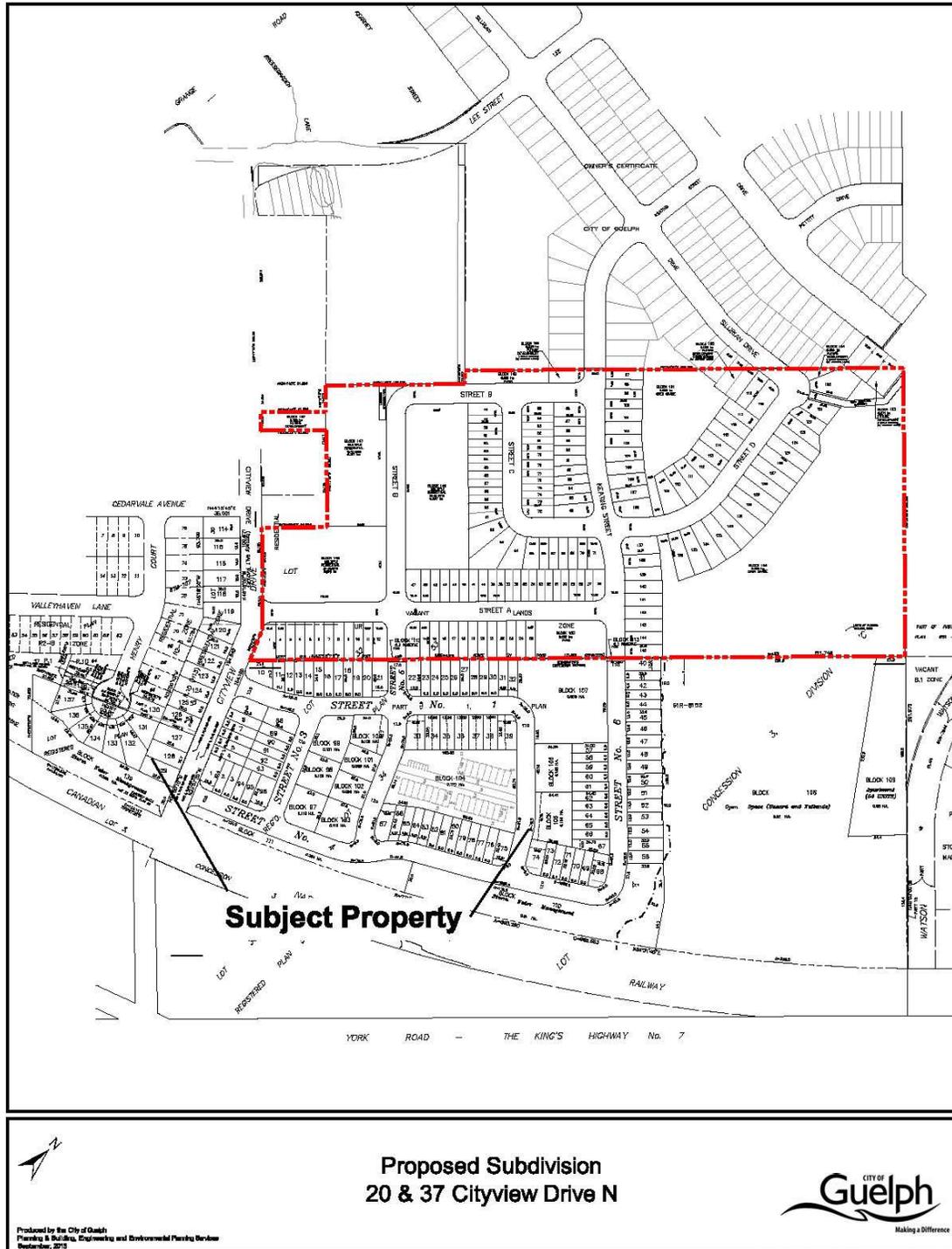


STAFF REPORT

Attachment 4 (continued) Proposed Draft Plan of Subdivision

LOTS/BLOCKS	LAND USE	AREA	# OF UNITS
Lots 1-32, 40-96, 130-138	Single Detached Residential	3.53 hectares	98
Lots 33-39, 114-129	Semi-Detached Residential	1.24 hectares	46
Blocks 97-103, 105, 106	On-Street Townhouses	1.08 hectares	42
Block 104	Cluster Townhouses	0.73 hectares	24
Block 109	Apartment	0.68 hectares	54
Block 107	Park	0.61 hectares	
Blocks 110 & 139	Stormwater Management	1.44 hectares	
Blocks 108 & 111	Open Space	6.1 hectares	
Blocks 112 & 113	0.3 metre reserves	0.001 hectares	
	Streets	2.28 hectares	
TOTAL AREA		17.68 hectares	264

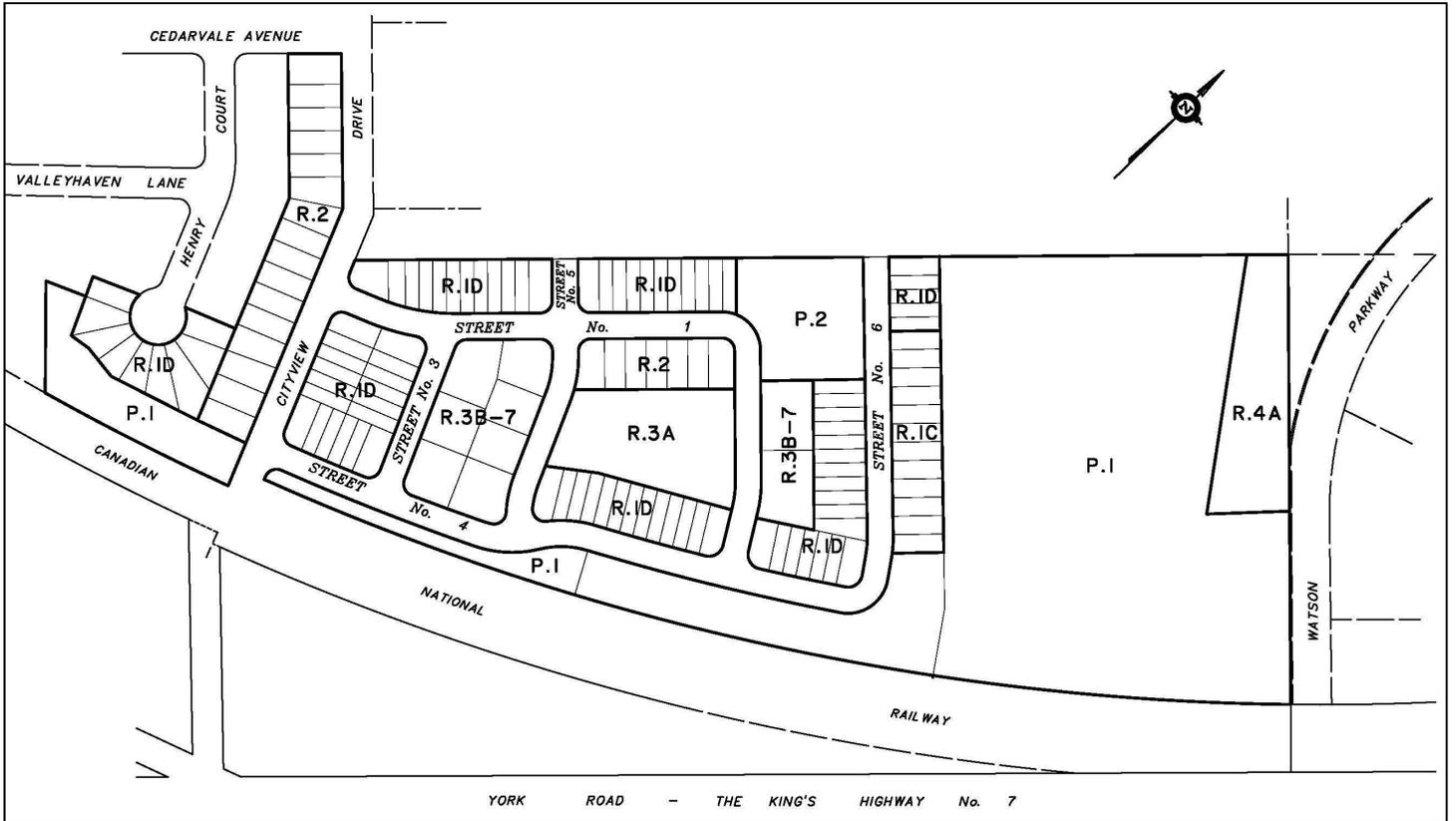
Attachment 5 Adjacent Draft Plan of Subdivision Proposal at 55 and 75 Cityview Drive (23T-12501)



STAFF REPORT

Attachment 6 (continued) Existing and Proposed Zoning

Proposed Zoning



STAFF REPORT

Attachment 6 (continued) Proposed Zoning Details

Proposed Zoning Schedule					
Land Use	Lots/Blocks	Zone	Specialized Regulations	Bylaw Requirement	Exemption
Single Detached	Lots 45-56	R.1C	–	–	–
Single Detached	Lots 1-32, 40-44, 57-96	R.1D	–	–	–
Semi-Detached	Lots 33-39, 114-129	R.2	–	–	–
On-Street Townhouse	Blocks 97-103, 105-106	R.3B-7	–	Min Exterior Side Yard – 4.5 metres Maximum Building Coverage – 50%	–
Cluster/Stacked Townhouse	Block 104	R.3A	–	–	–
Apartment/Cluster/Stacked Townhouse	Block 109	R.4A	–	–	–
Park	Block 107	P.2	–	–	–
Open Space	Blocks 108, 110-111, 139	P.1	–	–	–

Block 108 identifying wetlands, open space and buffers is proposed to be zoned P.1 for conservation land and protection.

STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE November 4, 2013

SUBJECT 12 Summerfield Drive – Proposed Zoning By-law Amendment (File: ZC1311) Ward 6

REPORT NUMBER 13-66

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 two (2) single detached dwellings.

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 13-66 regarding a Zoning By-law Amendment application by Acorn Development Corporation, on behalf of Fabbian Homes Inc., to permit the development of two (2) single detached dwellings at the property municipally known as 12 Summerfield Drive and legally described as Lot 2, Registered Plan 61M-114, City of Guelph, from Planning, Building, Engineering and Environment dated November 4, 2013, be received.

BACKGROUND

An application for a Zoning By-law Amendment has been received for the property municipally known as 12 Summerfield Drive from Acorn Development Corporation on behalf of Fabbian Homes Inc. The application would permit the development of

STAFF REPORT



two (2) single detached dwellings. A consent application (file B-51/13) to create a new residential lot and retain a portion of 12 Summerfield Drive was made to the Committee of Adjustment on August 15, 2013. The Committee of Adjustment approved the consent, subject to the Zoning By-law Amendment being approved. The zoning by-law amendment application was deemed complete September 6, 2013.

Location

The subject property has a site area of 0.059 hectares and is located on the east side of Summerfield Drive, south of Arkell Road, and is surrounded by existing low rise residential to the north, south, east and west (see Attachment 1). The site has a lot frontage of 18.5 metres and a lot depth of approximately 32 metres. Adjacent land uses consist of single detached dwellings to the north, east and south, and townhouse dwellings to the west.

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 R.1B (Residential Single Detached) 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 property from the R.1B (Residential Single Detached) Zone to the R.1D (Single Detached Residential) Zone to permit the development of two (2) single detached dwellings. The applicant has requested to develop the property in accordance with the permitted uses and regulations of the standard R.1D Zone. It is the applicant's intention to construct two (2) single detached homes on two separate lots, each approximately 148.6 – 167.2 square metres in size. Front yard setbacks are proposed to be consistent with the existing homes along the east side of Summerfield Drive.

A consent application (file B-51/13) to create a new residential lot and a retained residential lot, both of equal size was submitted to the Committee of Adjustment on August 15, 2013 and heard on September 24, 2013. The Committee of Adjustment approved consent B-51/13 subject to the Zoning By-law being amended for the subject property, and the amendment being in full force and effect. The requested consent configuration is shown in Attachment 4.

Staff Review

The review of these applications will address the following issues:

STAFF REPORT



- 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;
- Review of the proposed zoning and need for specialized regulations;
- Community Energy Initiative considerations; and
- 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 Notice of Complete Application was mailed on September 19, 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 October 10, 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

Michael Witmer
Development & Urban Design Planner

Approved By

Sylvia Kirkwood
Manager of Development Planning

Original Signed by:

Original Signed by:

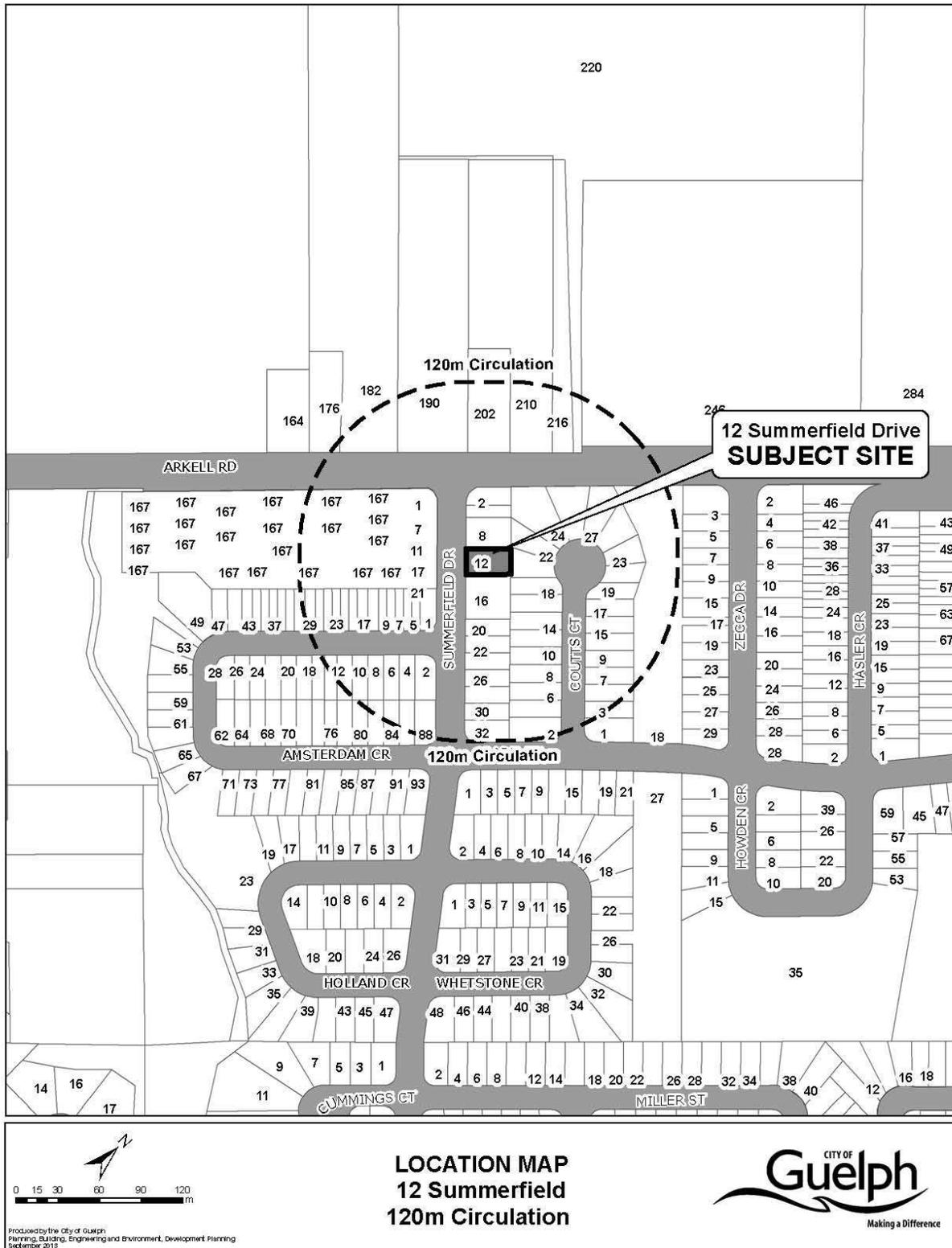
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Recommended By

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Attachment 1 – Location Map



STAFF REPORT

Attachment 2: Existing Official Plan Land Use Designations and Policies



Attachment 2 (continued): Existing Official Plan Land Use 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 3 (continued): Existing and Proposed Zoning Details

R.1B & R.1D Detached Residential Zone

Permitted Uses

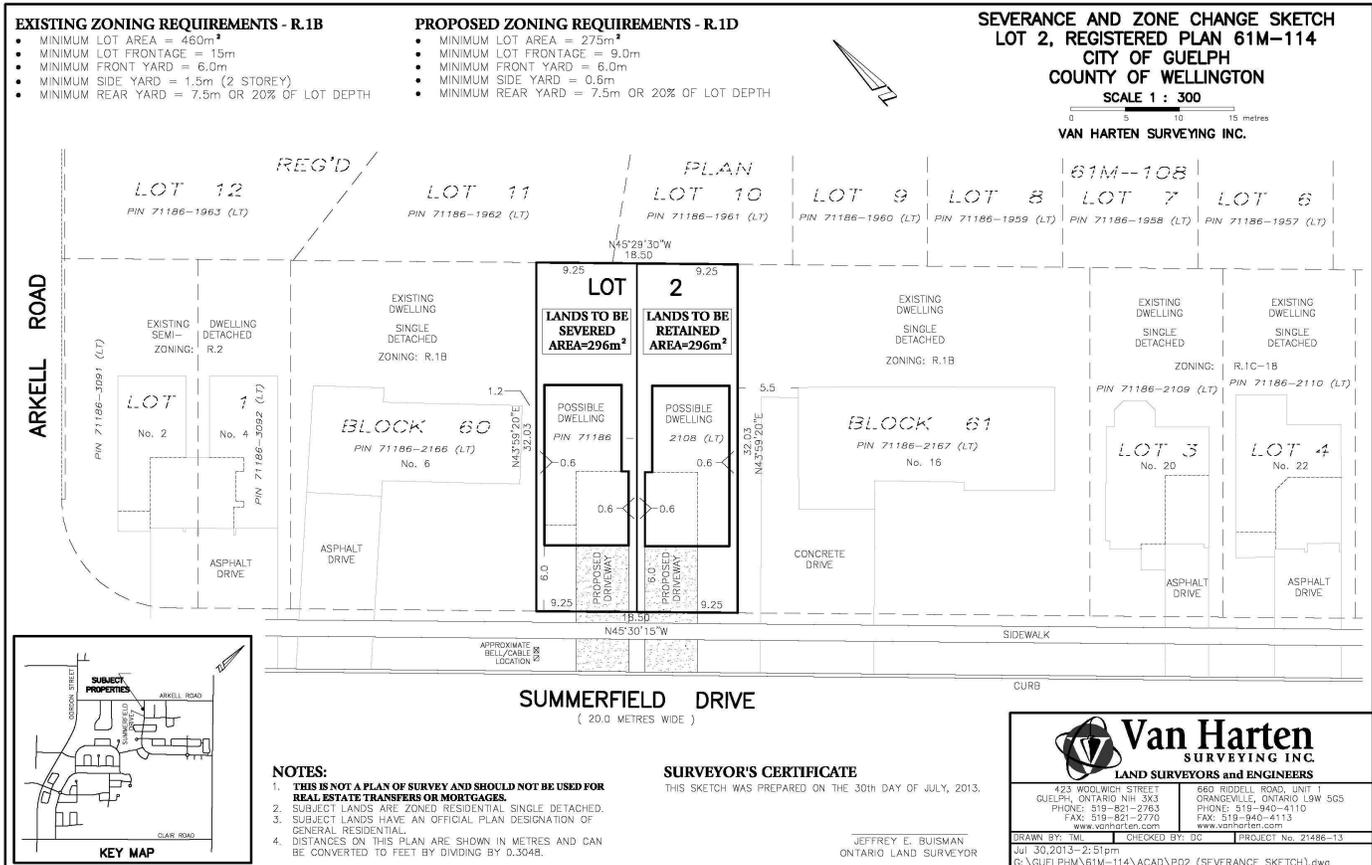
- Single Detached Dwelling
- Accessory Apartment
- Bed and Breakfast Establishment
- Day Care Centre
- Group Home
- Home Occupations
- Lodging House Type 1

Regulations

Regulation	Required in the Standard R.1B Zone	Required in the Standard R.1D Zone
Minimum Lot Area	460m ²	275m ²
Minimum Lot Frontage	15m	9m
Maximum Building Height	3 storeys	
Minimum Front Yard	6m	
Minimum Exterior Side Yard	4.5m	
Minimum Side Yard		
1 to 2 storeys	1.5m	0.6m
Over 2 storeys	2.4m	0.6m
Minimum Rear Yard	7.5m or 20% of the lot depth	
Accessory Buildings or Structures	Section 4.5	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 4: Proposed Development Concept



CONSENT AGENDA

November 4, 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

REPORT	DIRECTION
CON-2013.33 PROPOSED DEMOLITION OF 1159 VICTORIA ROAD SOUTH - WARD 6 1. That Report 13-67 regarding the proposed demolition of a four (4) unit apartment building at 1159 Victoria Road South, legally described as Concession 8, Rear Part Lot 5, City of Guelph, from Planning, Building, Engineering and Environment dated November 4, 2013, be received. 2. That the proposed demolition of the four (4) unit apartment building at 1159 Victoria Road South be approved. 3. That the applicant shall erect protective fencing at one (1) metre from the dripline of any existing trees on the property being preserved and also that have the potential of being impacted by demolition activities, prior to commencement of demolition and maintain fencing during demolition. 4. That the applicant consult with the Ministry of Natural Resources regarding Barn Swallow habitat, undertake any habitat screening activities and obtain clearance as required, prior to commencement of any demolition activities. 5. 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.	Approve

CON-2013.34 PROPOSED MERGER OF 54 AND 56 LYON AVENUE | Approve
- WARD 3

1. That Report 13-68 regarding the proposed consolidation of the properties municipally known as 54 and 56 Lyon Avenue, from Planning, Building, Engineering and Environment dated November 4, 2013, be received.
2. That a by-law to deem Lots 11 and 12, Plan 316 not to be Lots on a Plan of Subdivision, pursuant to Section 50 (4) of the *Planning Act*, which would allow them to merge, be approved.

attach.

STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE November 4, 2013

**SUBJECT Proposed Demolition of 1159 Victoria Road South
Ward 6**

REPORT NUMBER 13-67

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 13-67 regarding the proposed demolition of a four (4) unit apartment building at 1159 Victoria Road South, legally described as Concession 8, Rear Part Lot 5, City of Guelph, from Planning, Building, Engineering and Environment dated November 4, 2013, be received;
2. That the proposed demolition of the four (4) unit apartment building at 1159 Victoria Road South be approved;
3. That the applicant shall erect protective fencing at one (1) metre from the dripline of any existing trees on the property being preserved and also that have the potential of being impacted by demolition activities, prior to commencement of demolition and maintain fencing during demolition;
4. That the applicant consult with the Ministry of Natural Resources regarding Barn Swallow habitat, undertake any habitat screening activities and obtain clearance as required, prior to commencement of any demolition activities;
5. 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 four (4) unit apartment building at 1159 Victoria Road South was received on March 4, 2013 by Planning, Building, Engineering and

STAFF REPORT



Environment. The property owner has submitted several development applications – a draft plan of subdivision, Zoning By-law Amendment, and site plan applications, all of which have been appealed to the Ontario Municipal Board (OMB). Due to the appeals, the demolition permit has sat dormant since March 2013, but in recent consultation with the property owner and Legal Services, both staff and the property owner have decided to proceed with bringing the demolition request to Council for a decision.

The subject lands are located on the west side of Victoria Road South, between Stone Road East and Arkell Road. The property was formerly known as the Victoria Park West Golf Course and has a total site area of 39.3 hectares (97.1 acres) (See Attachment 1). The building proposed to be demolished contained a total of four (4) apartment dwelling units which were last inhabited when the golf course was in operation several years ago (See Attachment 2). The subject lands received draft plan of subdivision approval on January 14, 2011 and the related zoning by-law amendment was approved on February 28, 2011. The original draft approved subdivision plan proposed a total of 489 dwelling units.

Since then, the lands were conveyed to Victoria Park Village Ltd. The new owner has requested redline revisions to the approved draft plan of subdivision in order to increase the number of lots, provide for the development of on-street townhouse units fronting on a condominium road and revised lot design to accommodate refinements to the proposed storm water management system. The application was received by the City of Guelph and deemed complete on July 9, 2012. The statutory Public Meeting for this application was held on October 1, 2012 and staff report 12-86 dated October 1, 2012 by Planning, Building, Engineering and Environment provided Council and the public with information on the new application. The property owner has since appealed the revised plan of subdivision and associated Zoning By-law Amendment to the OMB based on non-decision. No decision on the appeal has been issued by the OMB.

As a result of the original draft plan of subdivision and zoning by-law amendment approved in 2011, the lands are currently zoned with a range of residential zones to permit single detached, semi-detached, townhouse and multiple residential units. There is also a park block which is zoned P.2 (Neighbourhood Park). The wetlands and environmental features associated with Torrance Creek are zoned WL (Wetland), and the lands associated with stormwater management and associated setbacks and buffers are zoned P.1 (Conservation Land).

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 OMB. In addition, an applicant may appeal if there is no decision within 30 days of filing the application.

STAFF REPORT

Presently all four (4) dwelling units in the apartment are vacant. The building has been partially demolished without the issuance of a demolition permit (see site photos on Attachment 2). Building Services staff are aware of the partial demolition and are monitoring the state of the buildings accordingly until a full demolition permit is issued.

Tree Protection

The property is larger than 0.2 hectares, and as such, is regulated by the City's Private Tree Protection By-law. Protective tree hoarding must be erected to City standards for trees in close proximity to the building being demolished. If any trees are proposed to be removed, the applicant must obtain a permit under the Tree Protection By-law.

Endangered Species

The subject property is known to provide habitat for the Barn Swallow (*Hirundo rustica*). This species and its habitat are protected under the *Endangered Species Act* (ESA). The apartment building proposed to be demolished has potential to provide habitat for the Barn Swallow. To ensure compliance with the ESA, the applicant should consult with the Ministry of Natural Resources (MNR) prior to any demolition activities taking place. In correspondence to the applicant dated March 13, 2013, Environmental Planning staff strongly recommended the applicant undertake a screening exercise to confirm the presence of Barn Swallow habitat in addition to contacting the MNR.

Heritage and Archaeology

None of the buildings or structures currently located on the subject property are listed on the City of Guelph's Municipal Registrar of Cultural Heritage Properties.

Full archaeological clearance has been received for the subject property as a result of the plan of subdivision application and Zoning By-law Amendment. An Archaeological Assessment report was completed by Archeoworks Inc. in January 2012. The Ministry of Tourism, Culture and Sport issued a clearance letter on the Archaeological Assessment in May 2012. Staff have no further concern regarding archaeological resources on the subject lands.

Replacement Dwellings

As the plan of subdivision and associated Zoning By-law Amendment are currently before the OMB for a decision, the final number of replacement dwelling units proposed for the subject property is uncertain at this time. With the original approved draft plan of subdivision, a total of 489 dwelling units were proposed. Despite the current and ongoing OMB appeal on the redline modifications, it is still expected that several hundred dwelling units will eventually be built on the subject lands when the development applications are finalized. Considering this, staff are confident that there will be no overall loss of residential capacity proposed as a result of this demolition application.

STAFF REPORT



The approval of the demolition application is recommended, subject to consulting with the MNR on potential Barn Swallow Habitat. If Barn Swallow presence and habitat is confirmed, protection measures must be incorporated, consistent with the ESA. Approval of the demolition is recommended as the apartment building is not a significant cultural heritage resource, and the subject property is proposed to eventually be developed into a residential subdivision with several hundred dwelling units.

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 and Senior Heritage 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:

Michael Witmer
Development & Urban Design Planner

Approved By:

Sylvia Kirkwood
Manager of Development Planning

Original Signed by:

Original Signed by:

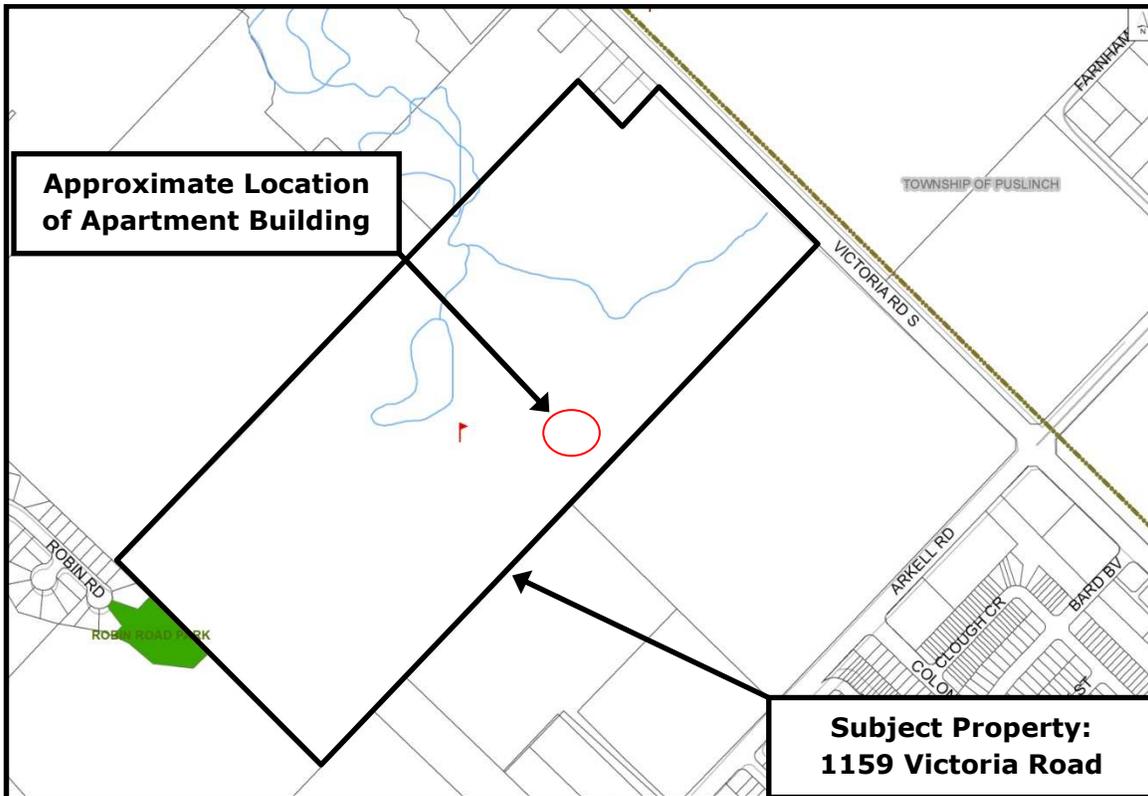
Approved By:

Todd Salter
General Manager
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Recommended By

Janet L. Laird, Ph.D.
Executive Director
Planning, Building, Engineering
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Attachment 1 – Location Map



STAFF REPORT

Attachment 2 – Photos of 1159 Victoria Road South

Aerial Photograph



STAFF REPORT

Attachment 2 (continued): Photos of 1159 Victoria Road South



Facing Northeast



Facing East

STAFF REPORT



Facing Southwest



Facing South

Photos taken October 4, 2013 by M. Witmer

STAFF REPORT



TO City Council

SERVICE AREA Planning, Building, Engineering and Environment

DATE November 4, 2013

**SUBJECT Proposed Merger of 54 and 56 Lyon Avenue
Ward 3**

REPORT NUMBER 13-68

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To provide background and a staff recommendation related to a request to permit the merger of Lots 11 and 12 on Registered Plan 316, municipally known as 54 and 56 Lyon Avenue.

KEY FINDINGS

Staff recommend that these lots be permitted to merge.

FINANCIAL IMPLICATIONS

None.

ACTION REQUIRED

Council is being asked to approve a by-law to remove the lots from a registered plan to permit them to merge.

RECOMMENDATION

1. That Report 13-68 regarding the proposed consolidation of the properties municipally known as 54 and 56 Lyon Avenue, from Planning, Building, Engineering and Environment dated November 4, 2013, be received;
2. That a by-law to deem Lots 11 and 12, Plan 316 not to be Lots on a Plan of Subdivision, pursuant to Section 50 (4) of the *Planning Act*, which would allow them to merge, be approved.

REPORT

The properties municipally known as 54 and 56 Lyon Avenue, and legally described as Lots 11 and 12 of Registered Plan 316, City of Guelph, are owned by Valerie Blackmore and Christopher Stemerdk.

STAFF REPORT



These lots are located on the west side of Lyon Avenue, south of Champion Avenue. Lot 11 contains a single detached dwelling and lot 12 is vacant. The lots are surrounded by a variety of single-detached dwellings and the zone for all adjacent and nearby lots is R.1B (Single Detached Residential).

The owners have submitted a request to consolidate these two properties into one, to permit the development of a garage on what is currently Lot 12. The garage would be an accessory structure to the house currently on Lot 11.

To consolidate the title of two adjoining properties, in some cases it is as simple as ensuring that the two parcels are registered in the same name. In this case, this approach is not possible because each Lot 11 and 12 is a whole lot on a Registered Plan and each property could be legally conveyed (sold) even if the properties are registered in the same name. This scenario would create a zoning infraction, because for the proposed garage is considered to be an accessory structure to a dwelling unit, it needs to be on the same lot.

To accomplish the consolidation of the properties, it is necessary for the City to pass a deeming by-law affecting Lots 11 and 12, Registered Plan 316 pursuant to Section 50 (4) of the *Planning Act*. This Section of the Act allows City Council to pass a deeming by-law for a plan of subdivision, or part thereof, provided that the Plan has been registered for more than eight years. In this case, Plan 316 was registered in 1905 so this criterion is met. The effect of such a by-law would be to deem Lots 11 and 12 not to be lots on a plan of subdivision and therefore each property could no longer be conveyed separately and they would merge together and form one lot.

The owner has submitted to the Planning Department a request to pass the deeming bylaw affecting these two properties.

City staff support the passing of this deeming bylaw because the new lot will meet all the requirements of the Zoning By-law and is suitable given the variety of larger lot sizes found in this area.

CORPORATE STRATEGIC PLAN

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

FINANCIAL IMPLICATIONS

None.

COMMUNICATIONS

None.

STAFF REPORT



ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Site Survey Sketch

Prepared By:

Katie Nasswetter

Senior Development Planner

Original Signed by:

Approved By:

Todd Salter

General Manager

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Approved By:

Sylvia Kirkwood

Manager of Development Planning

Original Signed by:

Recommended By

Janet L. Laird, Ph.D.

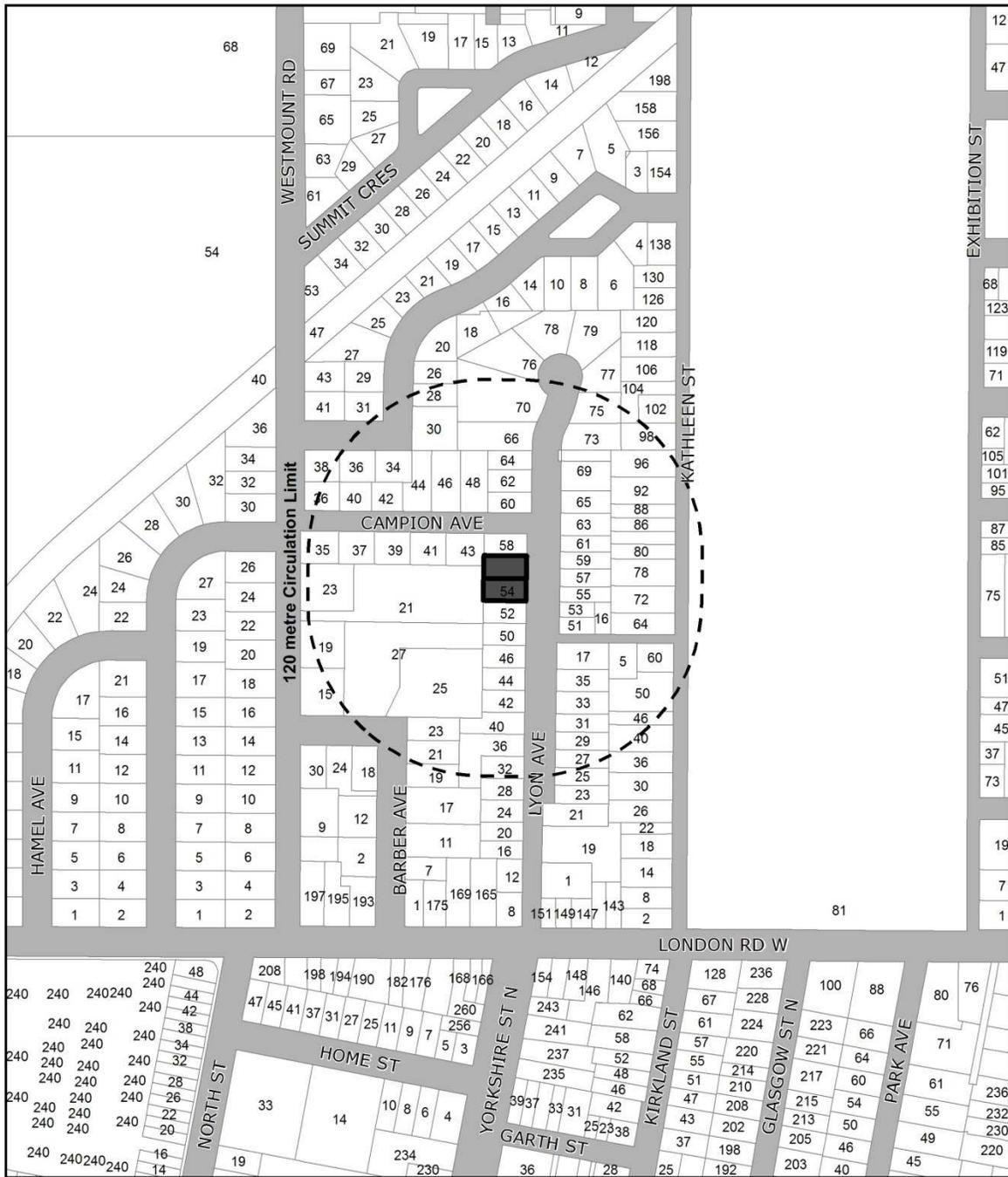
Executive Director

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Attachment 1 – Location Map





Location Map

54 & 56 Lyon Avenue

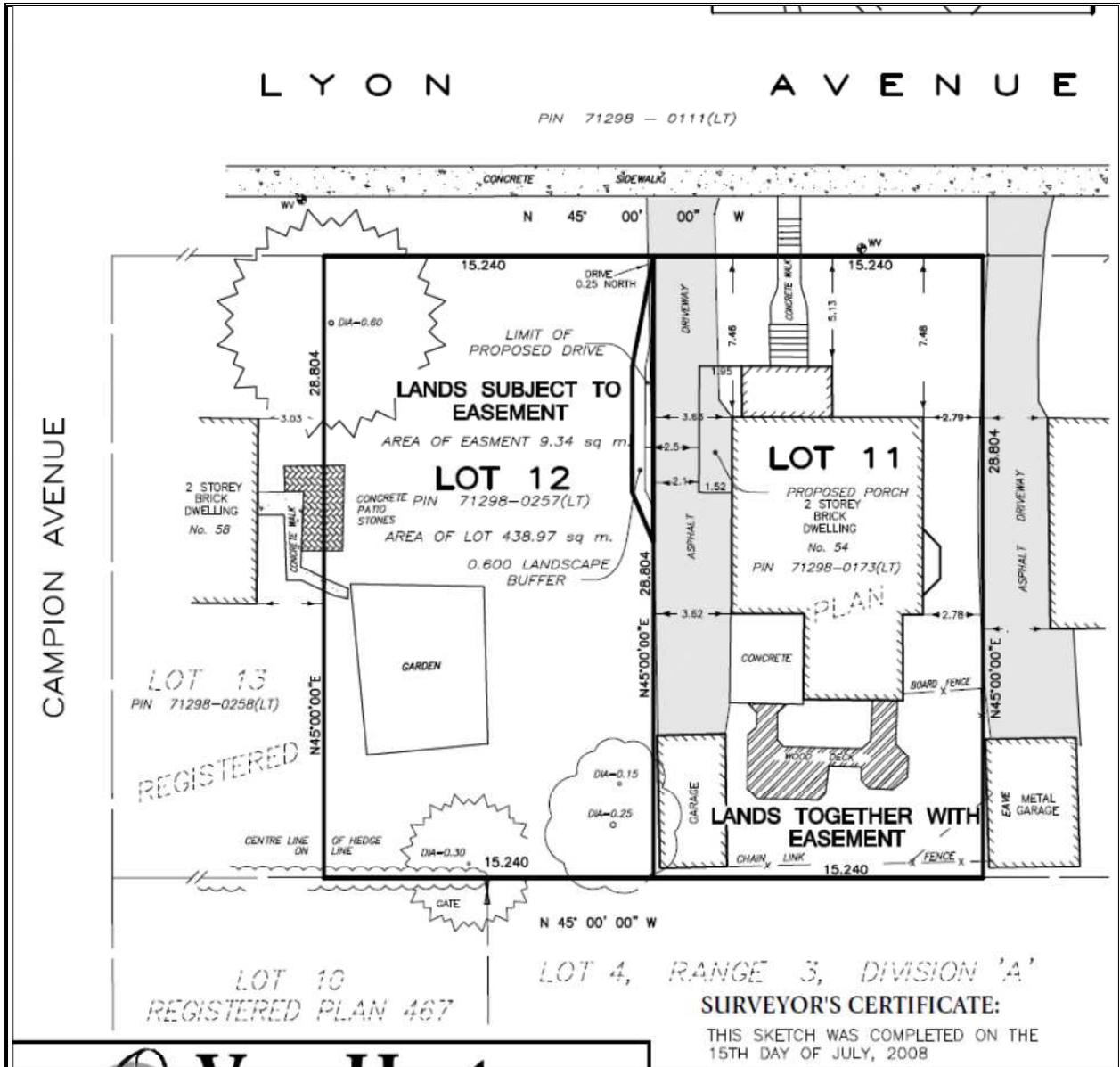


Produced by the City of Guelph
 Planning & Building, Engineering and Environment
 Planning Services
 October 2013

I:\gis_staging\Planning\Report\Maps\54 & 56 Lyon Ave

STAFF REPORT

Attachment 2 – Site Survey Sketch



Submission from Mike Lackowicz and Frank Barber regarding Wilson Farmhouse

PLEASE NOTE:

- THE C.R.B HEARING OFFICERS ARE NOT HERITAGE EXPERTS... THEY ARE POLITICALLY APPOINTED..
- OWEN SCOTT & STEPHEN ROBINSON WERE THE ONLY HERITAGE EXPERTS AT THE C.R.B. HEARING REGARDING THE WILSON FARM HOUSE & VANISHED FARMSTEAD.
- THE HEARING OFFICERS ONLY RECOMMEND BASED ON THEIR OPINION... IT IS UP TO COUNCIL TO RULE.
- OWEN SCOTT INDICATED THE WILSON FARM HOUSE IS NOT WORTHY OF HERITAGE DESIGNATION. & THAT 2 OF 3 CRITERIA ARE NOT VALID.... THE THIRD WOULD APPLY TO VIRTUALLY ALL PRE 1930 STRUCTURES...
- THE CITY'S MISLEADING CLAIM THAT THE WILSON FAMILY WERE THE FIRST SETTLERS IN THE AREA DOES NOT MAKE THEM SIGNIFICANT TO A COMMUNITY...OWEN SCOTT AGREES.
- HAVING LOST 3 CONTEXTUAL CRITERIA DUE TO DECIMATION OF 108 ACRES OF A CULTURAL HERITAGE LANDSCAPE TO $\frac{1}{3}$ ACRE HAS NEGATED ITS ABILITY TO YIELD INFORMATION OF 19th CENTURY FARMING CULTURE....OWEN SCOTT AGREES... ESPECIALLY BEING 'PERCHED IN THE AIR' WITH ABSOLUTELY NO FRONT YARD & LOSS OF MANY MATURE TREES & FARM ELEMENTS.
- THE HEARING OFFICERS FALSELY STATED THAT "HIS GRAND-FATHER (J. INGRAM) HAD WANTED THE FARMHOUSE TO BE A HERITAGE HOME" THIS IS A FABRICATION! (Pg 9. CRB REPORT OCT 29 2012)
- THEY ALSO CLAIMED THAT BOTH "PARTIES AGREE THAT THE FARMHOUSE IS ONE OF THE LAST REMAINING VESTIGES OF GUELPH'S AGRARIAN PAST OF THE 1800'S" (Pg 11. CRB. OCT 29, 2012) THIS IS ALSO A FABRICATION..... THEY MADE IT UP!!

From: April Dickin
Sent: Wednesday, October 16, 2013 11:00 PM
To: Maggie Laidlaw
Cc: Jim Furfaro; Bob Bell; Ian Findlay; Andy VanHellemond; Maggie Laidlaw; June Hofland; Gloria Kovach; Cam Guthrie; Lise Burcher; Leanne Piper; Todd Dennis; Karl Wettstein
Subject: Follow up from Council Meeting Oct 30 - Wilson Farmhouse

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Dear Councillor Maggie Laidlaw and fellow Councillors,

During the Council Meeting on October 30, you posed a question following my speech about the source of my information regarding the Wilson Farmhouse zoning. At the time I was unable to provide a concise and direct answer for my source. I did some follow up regarding the zoning of the Wilson Farm Park and I felt it important to clarify with you and the other councillors that the entire park is indeed ZONED P2 and that you were incorrect in assuming that the farmhouse was not part of the park. Pat Sheehy in Planning provided this information to me. I hope it clarifies your initial question to me.

Sincerely,
April Dickin

WOLFE, SMITH & FORSTER

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H. Deryk Smith, B.A., LL.B
Charles F. Forster, B.A., LL.B
Tory C. Laing, B.Sc., LL.B

November 14, 2011

VIA EMAIL:

Mike Lackowicz

Dear Sir:

Re: **Heritage Review Board**
Our File No.: 39394

There are two issues here and they are separate and distinct from one another.

Heritage

The Heritage Review Board is only going to listen to evidence and arguments as to the merits (or not) of the designation.

Your only hope on this Review is to have qualified expert witness give evidence that none of the criteria (architectural, historical, contextual, archeological) is satisfied. You have already been told there is merit architecturally and perhaps historically.

WE HAVE...
OWEN SCOTT
SAYS NO TO
DESIGNATION.

A win for the City at the Historical Review Board puts it in the position where it cannot but move forward with a plan to see the building fully restored. The proposal is that the parcel be "severed and sold" for a third party purchaser who would then undertake the restoration at its cost.

Planning

* The City will need to redesignate and rezone the parcel if it is to be restored as a residential structure.

* This is where you make the argument that the City had promised there would be an adaptive re-use of the structure, eg. a day care or community centre, to be used in conjunction with the remaining park space, to be retained in public ownership. *

* The City is the owner, the applicant and the maker of the rules. Now it wants to change the rules and its commitment. This is where you make your case. *

Recommendation

Commence immediately a dialogue with City staff (and councilors who are friendly) that you will unconditionally withdraw your appeal to the heritage designation so that you can discuss a compromise on the planning issues, ie. the "sever and sell" proposal comes off the table. Otherwise you will appeal to the Official Plan and Zoning By-Law amendments. *

Our account is enclosed for services to date.

Yours truly,

WOLFE, SMITH & FORSTER



H. DERYK SMITH

HDS:ch

- PLEASE NOTE:**
- SINCE THE DATE ON THIS LETTER (NOV 14, 2011) OVER 200+ PAGES OF DOCUMENTATION REGARDING THIS MATTER HAS BEEN COMPILED.
 - THE STAFF & MAYOR HAVE REVIEWED & ARE AWARE OF THIS... THEY HAVE ENDORSED DEMOLITION & TO KEEP THE PARK WHOLE AS INTENDED AND DEDICATED.
 - IF REZONING IS PERSUED, THIS DOCUMENTATION WILL BE PRESENTED TO THE O.M.B.
 - THE REPORT CONTAINS A SIGNIFICANT AMOUNT OF PLANNING ISSUES AND NON COMPLIANCES TO OFFICIAL PLAN POLICIES. THESE WERE NOT CONSIDERED BY THE C.R.B. FURTHERMORE, THE CITY DID NOT FOLLOW OFFICIAL PLAN POLICIES & GUIDELINES REGARDING THE WILSON FARMSTEAD

THE CITY DID NOT FOLLOW MANY POLICIES & GUIDELINES IN THE OFFICIAL PLAN.

THIS WILL BE PRESENTED TO THE O.M.B. ...

SECTION 3: GENERAL DEVELOPMENT

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3.1 Introduction

This section establishes the general policies that are intended to be applied in conjunction with the other policies of this Plan, most notably the land use policies of Section 7.

3.2 Community Form Statement

By the year 2031, Guelph is expected to be a city of 175,000 people. Growth will be moderate, steady and managed to maintain a compact, human scale city. Flexibility will be maintained to ensure ample opportunities for industry, commerce and housing.

The City's future depends on a careful balance of yesterday's legacy, today's needs and tomorrow's vision. By respecting the history that enriches local architecture and culture, preserving the nature that adorns the landscape, and promoting an atmosphere of innovation and creativity, that balance can be achieved. Protecting Guelph's existing beauty while introducing innovative development, is part of creating a vibrant City.

Guelph's beauty lies in its compact, small town character. It is a friendly sized City marked by rolling hills and scenic river valleys meandering through a low-profile townscape that is blanketed by a canopy of mature trees. The numerous parks and wooded areas connect to form an open space network that runs throughout the City. Existing and proposed recreation/leisure facilities will complement this natural open space system. Continued preservation of important natural areas and watercourses will add to Guelph's unique environment. The attractive grounds of the University enhance the City's landscape. The University will continue to play a vital role in Guelph's social, economic, cultural and intellectual development.

The downtown will continue to mature as a focal area for investment and civic heart of the community. Its landmarks and unique architecture provide an identifying focus for civic pride while, a performing arts centre, recreational and entertainment facilities, public services, offices, housing, retail shops, related service facilities and improved access to the area will make it an even stronger and more vibrant City centre. The downtown will strengthen its role as a vibrant residential community by accommodating an increasing share of population growth.

Industrially, development will continue to emphasize diversification, thus strengthening Guelph's self-sufficiency and adding to the variety of rewarding employment opportunities. Commercially, this growth will strengthen Guelph's retail market and improve consumer opportunities.

The City will provide a wide range of living accommodation for both owners and renters, including the special needs of the physically challenged, senior citizen and low income households.

Roads and other transport modes will be provided for convenient and efficient access to all parts of the City.

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The City will continue to offer a unique mix of employment opportunities and lifestyle advantages not available in larger metropolitan centres. This Plan strives to maintain the quality of life in Guelph and to ensure that Guelph grows strategically rather than impulsively to become an even better place to live, work and recreate.

General Development Objectives

- a) To guide the direction, location, scale and timing of growth in order to ensure compact, orderly and sustainable development and to minimize the cost of municipal services and related infrastructure.
- b) To work towards achieving a moderate rate of population growth, which will represent an annual average population increase of 1.5 per cent of the total City population.
- c) To prohibit fringe development on private services (except on existing lots of record) within the City in order to avoid sprawl, premature municipal servicing and potential negative impacts on the City's water resources and natural heritage features.
- d) To encourage development that is supportive of long term, community environmental sustainability.
- e) To promote the provision of community facilities that supports a high quality of life for persons living and working in Guelph.
- f) To maintain the unique style and character of the City recognizing the significant cultural heritage resources of the community.
- g) To outline urban design principles and guidelines to promote Guelph's unique character. HANLON VS WILSON
- h) To present the Municipality's general requirements respecting a barrier free environment for all of its inhabitants. *
- i) To promote energy conservation and climate change protection measures.
- j) To outline policies to promote compatible and efficient development in the gradual transition of rural uses in the City to urban activities.
- k) To encourage mechanisms that will promote a distinct urban-rural boundary with our neighbouring municipalities.

3.3 Urban Form Policies

3.3.1 The City will promote a compact urban form and gradual expansion of existing urban development by:

- a) Encouraging *intensification* and *redevelopment* of existing urban areas in a manner that is compatible with existing built form;

- b) Encouraging a gradual increase in the average residential density of the community;
- c) Maintaining and strengthening the Central Business District (Downtown) as the heart of the community.
- d) Encouraging intensification of residential, commercial, industrial and institutional areas to maximize efficient use of municipal services;
- e) Promoting mixed land uses in appropriate locations throughout the City to provide residents opportunities to live, learn, work, shop, recreate, gather and worship in close proximity.
- f) Encouraging the identification of specific locations suitable for mixed use development (e.g. arterial road corridors, major intersections, designated mixed use nodes) linked to each other by the major transportation and transit networks and integrated through pedestrian access to nearby neighbourhoods and employment areas;
- g) Promoting a range of building types and innovative designs to meet the diverse needs of the community and encouraging community buildings to be multi-functional;
- h) Maintaining an ongoing commitment to environmentally responsible development through an integrated approach that balances economic and cultural needs with environmental and social responsibilities;
- i) Promoting reuse, revitalization and *redevelopment* of commercial or industrial sites that are under-utilized or no longer in use;
- j) Continuing to support the geographic distribution of community facilities within the City to maximize the environmental benefits associated with access and integrated land use;
- k) Promoting the co-ordination of planning between all agencies and departments within the City.

3.3.2 The City will promote environmentally sustainable development by:

- a) Pursuing development practices that are sensitive to the natural environment, and implementing programs such as monitoring systems, to maintain environmental quality;
- b) Continuing to move towards planning policies that are based on the principles of watershed planning, ecological systems planning and natural heritage systems planning, taking into account both landscape and ecosystem values;
- c) Encouraging the use of environmentally-friendly design concepts;

ie FARMSTEAD. TREES ETC.

8

- d) Continuing to investigate more effective and efficient ways of exercising control of environmental impacts through existing environmental standards and regulations.

3.4 Community Facilities

Objectives

- a) To promote the maintenance and development of sustainable neighbourhoods by providing community facilities that supports a high quality of life standard for all residents.

see 10907

General Policies

- 3.4.1 The City will encourage the adequate provision of community facilities in conjunction with new residential growth. For the purposes of this Plan, community facilities include, but are not limited to such things as municipal recreational facilities, institutional health care facilities, library and museum services, religious and educational facilities.
- 3.4.2 The City recognizes that, because a significant portion of community facility provision is not within the jurisdiction of the City's administration, co-ordination between the City and public boards and agencies is essential. This Plan promotes dialogue and informed decision making between all agencies and boards active within the Guelph community.
- 3.4.3 Regarding the provision of school facilities within the community, this Plan promotes the adequate distribution and supply of school spaces to meet the community's educational needs.
 - 1. Within new growth areas of the City, this Plan encourages the provision of new schools within a reasonable time of the construction of new housing in the area.
 - 2. The City may require residential development proposals to be phased where it is determined, in consultation with the School Board(s); there is not an adequate supply of school spaces within the community.
- 3.4.4 Community facilities in the older established areas of the City have an important urban design and neighbourhood land use stability function. The policies of subsection 3.6, Urban Design will be used to guide *development* regarding these community assets.

3.5 Cultural Heritage Resources

Objectives

- a) To maintain the unique style and character of the City.

- * b) To encourage the identification, restoration, protection, maintenance and enhancement of cultural heritage resources. *

- c) To encourage the preservation, restoration or re-use of historic and architecturally significant buildings and landmarks throughout the City.

BENCHMARKS

General Policies

NOT DONE!

* 3.5.1 The City will encourage the restoration, protection, maintenance and enhancement of cultural heritage resources which include, but are not limited to, archaeological resources, built heritage resources and cultural heritage landscape resources.

* 3.5.2 This Plan promotes the design of development proposals in a manner, which preserves and enhances the context in which cultural heritage resources are situated.

NOT DONE!

3.5.3 *Development proposals* in the City shall be designed to be consistent with the maintenance of *cultural heritage resources* and, in addition, shall incorporate these resources into specific design proposals where possible.

1. *Built heritage resources* shall be preserved and incorporated into all *development plans*, unless the applicant demonstrates to City Council that the *built heritage resource* does not meet the criteria for designation used by the City of Guelph Local Architectural Conservation Advisory Committee (LACAC) in assessing designations under the Ontario Heritage Act. Consultation with the City of Guelph LACAC is encouraged.

2. Consideration shall be given to the integration of *built heritage resources* into *development proposals* with regards to the following objectives:

a) To maintain the original location and orientation to the street in the proposed road and lot pattern of the *development*; and

NOT DONE!

* b) To preserve existing landscape features to the greatest extent possible. *

3. The City may require, as a condition of approval of a *development proposal* within which a *built heritage resource* is situated, the provision of one or more performance assurances, performance security, property insurance and/or maintenance agreements, in a form acceptable to the City.

4. The City may require as a condition of approval of a *development proposal*, including the issuance of a building permit, change of use or partial demolition of a *built heritage resource*, that the proponent enter into agreements to preserve and/or permit to be designated, as the City sees fit, the *built heritage resource* through other legal instruments as may be noted in the Official Plan.

3.5.4. For the purposes of heritage conservation, Council will continue to appoint and support a "Local Architectural Conservation Advisory Committee", hereafter referred to as LACAC, pursuant to the Ontario Heritage Act.

108 ACRES

* RE 3.5.2 THE FARMSTEAD WENT FROM BEING CONTEXTUAL TO BEING TOTALLY DECIMATED TO 1/3 ACRE... Page 19
 & NO LONGER CONTEXTUAL IE LOSS OF 3 CRITERIA

P 10

1. The City will consult LACAC on all matters associated with the identification, conservation, restoration, protection, maintenance and enhancement of heritage areas and properties. **NOT FOLLOWED THROUGH...**
2. The City, through the LACAC, will identify *built heritage resources* within the Municipality by compiling and updating an inventory and using it as a reference in planning and heritage conservation matters.
3. The City will promote good communication between LACAC and civic departments, local heritage groups, and other government agencies with similar interests.
- 3.5.5 The City will encourage and foster public education, awareness, participation and involvement in the conservation of *cultural heritage resources* by methods including, but not limited to, the erection of plaques, the publication of literature, assistance to the media or other measures deemed appropriate by Council.
- 3.5.6 The City may utilize government or non-government funding assistance programs to assist in the implementation of the heritage conservation policies of this Plan. The City shall co-ordinate its heritage conservation plans and programs with heritage conservation plans and programs of other levels of government.

WHAT ABOUT US?

Designation of Individual Properties

- 3.5.7 Pursuant to Part IV of the Ontario Heritage Act and in consultation with the LACAC, Council may by by-law, designate properties to be of historic, and/or architectural value or interest to the Municipality.

Designation of Heritage Conservation Districts

- 3.5.8 Pursuant to Part V of the Ontario Heritage Act and in consultation with the LACAC, Council may, by by-law, define any area of the City as an area to be examined for possible designation as a heritage conservation district. Prior to the designation of a heritage conservation district, the City will undertake a study for the area to determine the feasibility of the designation, the delineation of the district's boundaries, an evaluation of the area's historic and architectural character, development control measures that will conserve the heritage character of the area and any other matters deemed necessary.
1. Pursuant to the Ontario Heritage Act, and in consultation with the LACAC, Council may, by by-law, designate any area within the Municipality, as a heritage conservation district.

Archaeological Resources

- 3.5.9 The City recognizes that there are archaeological remnants of prehistoric and early historic habitation within the Municipality through the completion of an archaeological master plan. This master plan identifies and maps known archaeological sites registered with the Provincial archaeological site database as well as lands within the Municipality that have the potential for the discovery of

21 11

archeological resources. Schedule 3 outlines Areas of Potential Archeological Resources.

- 3.5.10 In instances where *archaeological resources* or *areas of archaeological potential* have been identified or may be present on lands proposed for *development*, the City will require the preparation of an archaeological assessment by archaeologists licensed under the Ontario Heritage Act.
1. As part of the *development* application pre-consultation process, the City will determine the need for an archaeological assessment on the site. If any portion of a property falls within the area identified on Schedule 3 as having *archaeological potential*, then an archaeological condition will be applied where ground disturbance is proposed.
 2. An archaeological condition will specify, among other matters, the following:
 - a) The need for the *development* proponent to abide by the terms and conditions of the Ontario Ministry of Tourism, Culture and Recreation (OMTCR) "Contingency Plan for the Preservation of Archaeological Resources in Urgent Situations";
 - b) An archaeological assessment will be required by a licensed archaeological consultant for the portion of the property where ground disturbance is anticipated;
 - c) All recommendations of an approved assessment report shall be implemented including mitigation, preservation or resource removal and documentation of all *archaeological resources*;
 - d) No demolition, grading or other soil disturbances shall take place until the City and the Ontario Ministry of Tourism, Culture and Recreation (OMTCR) are satisfied that all *archaeological resource* concerns have met licensing and resource conservation requirements.
 3. In order to secure *development* approval with respect to matters concerning *archaeological resources*, a *development* proponent will be required to provide the following documentation if applicable:
 - a) An archaeological assessment final report including mapping at an appropriate detailing scale where an archaeological condition has been applied;
 - b) A completed archaeological site registry form in instances where archaeological sites are registered.

Other Conservation Measures

- 3.5.11 The City may require, as a condition of approval for the demolition of all or a portion of a *built heritage resource*, that the applicant complete the following:

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- a) Demonstrate to City Council that the *built heritage resource* does not meet the criteria for designation used by the City in assessing designations under the Ontario Heritage Act. Submissions by proponents will be reviewed by the City of Guelph LACAC. Consultation with the City of Guelph LACAC is encouraged.
- b) Where demolition approval is granted, and upon request, provide full documentation of the *built heritage resource* for archival purposes, consisting of a history, photographic record and measured drawings, all in a format acceptable to the City, in consultation with the Guelph LACAC, prior to the issuance of the demolition permit.
- c) Provide and deliver all or any part of the demolished built heritage resource that the City, in consultation with the Guelph LACAC, considers appropriate for re-use, archival, display, or commemorative purposes, to the City, at no cost. The City may use or dispose of these artifacts, as it deems appropriate.

NOT DONE!

SAYS WISE
OTHER WISE
ELSEWHERE

3.5.12 The City may require as a condition of approval of a *development* proposal including the issuance of a building permit, change of use or partial demolition of a *built heritage resource* that the proponent prepare a *built heritage resource impact assessment* or a *scoped built heritage resource impact assessment*.

- 1. A *built heritage resource impact assessment* shall be carried out as follows:
 - a) By professionals qualified in the field of *built heritage resources* and according to the City's "Built Heritage Resource Impact Assessment Guidelines", and acceptable to the City in consultation with the LACAC.
 - b) The *built heritage resource impact assessment* shall address:
 - i. A description of the proposed undertaking, including a location map showing proposed buildings, existing land uses and buildings, and existing cultural landscape features;
 - ii. A description of all *built heritage resources* and features that might directly or indirectly be affected by the proposal;
 - iii. A description of the impacts that might reasonably be caused to the *built heritage resources*;
 - iv. A description of alternate forms that the proposal could take including an assessment of the advantages and disadvantages of each;
 - v. A description of the actions necessary to prevent, change, mitigate or remedy any expected impacts upon *built heritage resources*; and
 - vi. Any other information required by the City, in consultation with the LACAC, and the Ministry of Tourism, Culture and Recreation

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(OMTCR) that is deemed necessary to evaluate the proposal in relation to the particular *built heritage resource* under investigation.

c) The *built heritage resource impact assessment* report should contain:

- i. A description of and statement of the rationale for the proposal and alternatives to the proposal;
- ii. A description of the existing regulations affecting the proposal;
- iii. A detailed description of the *built heritage resource* affected, directly or indirectly, by the proposal, including a statement of the significance of the *built heritage resource*;
- iv. A technical assessment of the effects of the proposal on the *built heritage resource*;
- v. A description of the actions necessary to remedy or mitigate the effects on the *built heritage resource* created by the proposal, and the alternative methods of protecting, enhancing, integrating or commemorating the *built heritage resource* affected;

NOT DONE!

vi. All to be in accordance with the City's "Built Heritage Resource Impact Assessment Guidelines".



2. A *scoped built heritage resource impact assessment* may be prepared in place of a *built heritage resource impact assessment* in instances where the proponent can indicate prior to *development*, to the satisfaction of the City, that a particular proposal can proceed without adverse impact on any *built heritage resources*.

A *scoped built heritage resource impact assessment* shall be carried out as follows:

- a) By professionals qualified in the field of *built heritage resources* and according to the City's "Built Heritage Resource Impact Assessment Guidelines", and acceptable to the City and the LACAC.
- b) The *scoped built heritage resource impact assessment* shall address and the *scoped built heritage resource impact assessment* report should contain items and requirements as agreed upon between the proponent and the City after prior consultation with the LACAC.

3.5.13 The City will rely upon the Local Architectural Conservation Advisory Committee to assist in the review of *built heritage resource impact assessments* and/or *scoped built heritage resource impact assessments*. The conservation and /or designation of any *built heritage resource* identified through the assessment may be a condition of a *development* approval from the City.

3.5.14 The City will encourage measures to preserve mature trees of scenic value, and any other *cultural heritage landscape resources* of heritage significance. Existing



NOT DONE!

EX * 14

NOT DONE!

trees, tree and hedge lines should be an essential consideration in the design of any *development* proposal. The City will consider measures to preserve mature, desirable trees along streets and roads, except in circumstances where removal is necessary because of disease, damage, or to ensure public health and safety.

→ 3.5.15 Council may pass by-laws providing for the acquisition by purchase, lease or otherwise of any real property or part thereof, designated under Part IV of the Ontario Heritage Act.

NOT DESIGNATED YET!

↘ 3.5.16 The City may dispose by sale, lease, or otherwise of any real property or interest therein acquired under policy 3.5.15, upon such terms and conditions as Council may consider appropriate.

3.5.17 Pursuant to the Planning Act, the Municipal Act, the Ontario Building Code and other relevant legislation, the City may pass by-laws or adopt further measures available for the implementation of *cultural heritage resource* conservation for, but not limited to, the following purposes:

a) To ensure the protection of *cultural heritage resources*;

NOT DONE!

b) To regulate *development* so that it is sympathetic in height, bulk, location and character with *cultural heritage resources*, where character includes, but is not limited to, form and massing, materials, fenestration, facade treatments, building orientation, existing scale and pattern and existing landscape and streetscape qualities;

c) To control demolition of *cultural heritage resources* in a defined area;

d) To provide financial incentives to encourage the retention of *cultural heritage resources*;

e) To provide for an exemption from parking requirements or for the increasing of the height or density of *development* when deemed appropriate, for specific *development* proposals, to facilitate the retention of *cultural heritage resources*.

3.5.18 The City may enter into heritage easement agreements with the owner of any real property pursuant to the provisions of the Ontario Heritage Act for the purpose of:

a) Conserving, protecting and maintaining the heritage features of the property in perpetuity;

b) Preventing any demolition, construction, alteration, addition or any other action which would adversely affect the heritage features of the property; and

c) Establishing criteria for the approval of any *development* affecting the heritage property.

Cultural Heritage Resources - South Guelph Secondary Plan Area

3.5.19 In addition to the policies contained in subsection 3.5 of this Plan, the following also applies:

FARMSTEADS
WHY JUST
SOUTH END ???

1. The predominant built heritage resources of the South Guelph Secondary Plan Area are the farmsteads. While there have historically been strong cultural, economic, social and political links between the City of Guelph and its rural neighbours, it is the farming history which sets this area apart from the more heavily urbanized parts of the City. In many cases, the farmsteads are linked to pioneer settlers and other important persons, technologies, architectural styles and developments, or represent the historical development of Guelph and Wellington County. Many are intact examples of early settlement patterns in Wellington County, which survive as a testament to the prosperity and history of this area. These built heritage resources are most deserving of preservation and careful incorporation into developments in accordance with the provisions of this Plan.

SEE POLICIES

Cultural Heritage Resources - Victoria Road North Secondary Plan Area

3.5.20 In addition to the policies contained in subsection 3.5 of this Plan, the following policies provide context for new development within the Victoria Road North Secondary Plan Area:

RETAINED
MEANS TO
KEEP!

1. The farmhouse at 595 Victoria Road North will be incorporated into the design of the main public square for the lands located along the west side of Victoria Road, providing opportunity for the use of this building as a public facility (community centre or library) or alternatively, to be retained as a residential use.
2. The fieldstone house at 797 Victoria Road North is currently owned by the Grand River Conservation Area and should be preserved.

TO UNITE WITH SOMETHING ELSE ALRE IN EXISTANCE



NOT IN DEVELOPMENT AGREEMENT

NOT IN DEV. AGREEMENT

3.6 Urban Design

Urban design seeks to create a safe, functional and attractive environment. Urban design policies address the relationship between buildings, the spaces that surround them and the area's context. Specific elements of urban design make up the character of the city. This section of the Plan outlines broad policies, which apply to all lands within the City of Guelph.

Objectives

- a) To recognize that the image of Guelph is a composite product of the founders and earlier residents of the City as well as the perceptions of its current residents and visitors.
- b) To enhance the image of the City as defined by this Plan's Operating Principles, Major Goals and Community Form Statement.

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- c) To practice environmentally sustainable urban development by adhering to urban design principles that respect the natural features, reinforce natural processes and conserve natural resources.
- d) To further the conservation of the City's built heritage (buildings, structures, landmarks, monuments, cultural landscapes, neighbourhoods) and to further assist conservation through the complementary design of new buildings, landscapes and neighbourhoods.
- e) To ensure that the design of the built environment strengthens and enhances the character of the existing distinctive landmarks, areas and neighbourhoods of the City.
- f) To ensure that the design of the built environment in new growth areas integrates with the natural setting and uses built-form *elements* from the older, established areas of Guelph.
- g) To create new diverse communities that are well served by all forms of transportation.
- h) To encourage compatibility and quality in the built environment while allowing for a diverse expression of site design by establishing design principles and guidelines to encourage excellence in design.
- i) To develop an attractive, safe and functional network of open spaces by ensuring mutually supportive relationships between public and private open spaces, between the built forms that enclose them and with the links that connect them.
- j) To reinforce the historic character and improve the appearance, safety and function of urban streets by means of a comprehensively-designed street environment that provides amenities for its users.
- k) To improve the conditions for greater personal security within publicly accessible spaces by designing them to make them attractive to the public, increase the potential for informal surveillance and reduce opportunities for crime.
- l) To design space that is accessible to all, regardless of personal limitations.
- m) To preserve and enhance the existing protected views and vistas of Guelph's built and natural features, identify potential new views and vistas and establish means to protect these from encroachments or discordant elements.

General Policies

- 3.6.1 This Plan promotes the creation of a "sense of place" which will set Guelph apart from other municipalities. Public works and *development* proposals will be designed in a manner that complements the Plan Operating Principles, Major Goals and Community Form Statement.

- 1. The implementing *Zoning By-law* outlines regulations that promote compatibility in built form.
- 2. Urban design guidelines assist in the interpretation and definition of the *elements of urban design* that are outlined in this Plan. Detailed urban design guidelines may be prepared for the City as a whole or for specific areas. Urban design guidelines that have been adopted by Council are listed in the Appendix of this Plan.
- 3. Urban design policies and guidelines are not prescriptions for a specific design application. These policies and guidelines are recommendations that are to be applied in a flexible manner and in concert with site-specific considerations.
 - 3.6.2 This Plan promotes the conservation of *natural heritage features* in public works and *development* proposals. Natural heritage *features* will be conserved and incorporated in the design and planning of the built environment where possible. In addition, design considerations will be given to mitigating *negative impacts* of *development* proposals on these *features*.
 - 3.6.3 The City will protect and enhance its *cultural heritage resources*. Design practices will be utilized that recognize and respect traditional urban patterns in the older parts of the City as well as heritage buildings, structures, landmarks, monuments, districts, and cultural landscapes. NOT DONE!
 - 3.6.4 The City will use the policies of this Plan to serve as the framework that will guide the protection and enhancement of the City's individual *cultural heritage resources*, neighbourhoods and districts.
 - 3.6.5 The City may identify certain desirable locations for gateway features and may require distinctive urban design forms at these locations.
 - 3.6.6 The City may identify landmarks or landmark locations within the City, and require measures to retain and protect these. In general, "signature buildings" will be required in corner locations or at the apex of T-intersections to serve as new neighbourhood/district landmarks.
 - 3.6.7 Existing protected views to the Church of Our Lady shall be respected and measures to identify and protect other views and vistas to *natural heritage features* or *cultural heritage resources* may be considered.
 - 1. The City may initiate studies from time to time to identify significant views and vistas. These studies will clearly specify the methodology and criteria for assessing visual significance.
 - 3.6.8 In order to create visually stimulating built environments, this Plan promotes the provision of a wide variety of housing types and forms in all neighbourhoods of the City.
 - 3.6.9 New buildings are encouraged to be designed to reflect the visual character and architectural/building material *elements* found in the older, established areas of the City.

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3.6.10 Buildings should be oriented towards the street and have front façades with entrances and windows that respect the rhythm and frequency of the prevailing neighbourhood/district pattern. Extensive blank façades facing a street, open space or park should be avoided.

3.6.11 A clearly identifiable public realm should be established in all residential areas expressed through an interconnected network of streets, parks, school sites, community trails and open spaces. New public open spaces should be evenly distributed throughout the community and linked into *natural heritage features* where appropriate.

3.6.12 *Development* should be designed in a manner that provides opportunities for informal surveillance of all public parks, streets, and parking areas. Sidewalks and community trails should be visible, accessible and aligned along well-used public spaces.

3.6.13 Parks, schools, places of worship and other community facilities should be established in visually prominent, central and accessible locations to serve as neighbourhood focal points or gathering places. These focal features should have good access to all forms of transportation, be created to a high standard of design, and include uses serving the local community.

3.6.14 This Plan promotes physical planning that will reduce the need for and length of vehicular trips by:

- a) Providing for a variety of land uses;
- b) Providing for alternative forms of transportation; and
- c) Creating a compact development form.

3.6.15 Loading bays, refuse containers, outdoor storage areas and building utilities/mechanical equipment should be screened when facing a public street, park, river, public open space or residential area, where appropriate.

3.6.16 Parking areas should be designed in a manner that contributes to an attractive streetscape by providing screening and landscaping.

Character of Development in Older, Established Areas

3.6.17 The City will encourage the design of public works and new *development* to strengthen and enhance the existing distinctive landmarks, neighbourhoods and districts within Guelph.

1. The City shall ensure that new *development* located within existing, established neighbourhoods and districts is designed as an integral part of that area's existing larger pattern of built form and open spaces, and that it reinforces and complements the existing range of building mass, height, proportion and orientation of buildings relative to the street.

0.5 19

2. The City shall encourage the preservation of the existing pattern of setbacks in established areas of the City where road widths and parking facilities are adequate. This is to ensure that *development* proposals do not significantly alter the streetscape.

3. To provide as a unifying link, the City promotes the retention of vegetation in front yards along residential streets. WILSON RD FRONT YARD. 32' FROM ROAD 40' IS CODE.

4. When a *development* proposal is considered in the older, established areas of the City, detailed plans may be required to illustrate the relationships of the proposal's built form to the existing natural and cultural environment, and to the public realm. The plans will address the physical integration of the project with surrounding areas and encourage the creation of an environment that is responsive to pedestrian, cyclist and public safety.

5. Special urban design studies may be prepared for existing neighbourhoods and districts to inventory basic distinctive characteristics which should be respected in the design of public works or possible future *development* proposals. The retention and promotion of these features will then be implemented by the regulations of the implementing *Zoning By-law* and through the application of urban design guidelines in accordance with policy 3.6.1

6. In order to promote the "sense of place" which is found in many older neighbourhoods and districts, the City will encourage the retention, reuse and intensification of existing prominent community facilities (e.g. neighbourhood schools, churches, recreational buildings).

Character of Development Adjacent to the Rivers and Public Open Spaces, THE FARMSTEAD MATURE TREES DECIMATED. NOT DONE!

3.6.18 This Plan places a high priority on promoting "excellence in urban design" for lands bordering the Speed and Eramosa Rivers and other public open space lands. Open space lands serve as the "backbone" of the Guelph community and are a critical, integral component of Guelph's image.

1. Urban design principles of subsection 3.6 will be used to promote compatible *development* in the valleylands associated with the Speed and Eramosa Rivers and adjacent to public open spaces.

2. The City requires *development* proposals to have "animated" ground level building facades when they are located along the Speed River in the downtown area. This is to be accomplished by:

- a) Requiring buildings designs to have entrances and windows face the river;
- b) Requiring parking areas to be not visually apparent from the river's edge; and

c) Requiring building functions that do not serve the public, such as loading bays, refuse and other storage areas, and blank walls not to face the river. Landscaping and screening may also be used to provide a visual buffer where these functions cannot be relocated.

3. This Plan promotes the improvement of riverfront lands that are available for public use, for pedestrian and cyclist amenity as well as the retention or restoration of *natural* and *cultural heritage* qualities.

4. This Plan promotes the retention and extension of view corridors to the rivers and landmarks within the river corridor.

5. This Plan promotes improved general public accessibility to the developed parks in the City's Speed and Eramosa River corridors.

NOT DONE!

6. This Plan encourages buildings and landscapes to be designed in a manner that respects the character of the adjacent park, river or public open space lands. Special building placement and design considerations may be required to protect as well as optimize views to the river or open space lands.

7. In order to promote public safety, active parks will be designed with adequate street frontage and placement of landscaping to permit visibility to and from the abutting street.

Character of Development in Non-Residential Areas

3.6.19 This Plan promotes high quality urban design for commercial, industrial and institutional areas to assist in improving the overall image of the City. These policies will apply to non-residential areas that are highly visible from the public realm, such as:

- a) Locations along major roads with a high degree of public exposure;
- b) Locations adjacent to the Speed and Eramosa Rivers;
- c) Locations adjacent to parks or other public open spaces;
- d) Locations that interface with residential neighbourhoods.

3.6.20 The following specific matters will be considered in the design of non-residential *developments*:

- 1. Signage should be in the form of free standing ground signs with extensive landscaping and/or building signage incorporated into the building façade design.
- 2. Buildings should be oriented toward the street and provide direct user entrances from adjacent streets and walkways. Corner buildings should address both streets by providing two articulated façades facing the street and avoiding blank walls.

- 3. Walkways should be provided directly from the public sidewalk and from parking areas to the main entrance(s) of the building(s). These walkways should be well articulated, safe and accessible and integrated with the overall network of pedestrian linkages in the area.
- 4. Parking garages should be designed to provide well-articulated façades facing the streets. If conditions are favourable, street-related uses on the ground level of the parking structure are encouraged.
- 5. Transit user amenities, such as shelters and associated user furniture should be provided in instances where significant pedestrian/transit user traffic is expected.

Personal Security

- 3.6.21 The City will encourage the promotion of safety in the public realm through the implementation of this Plan's policies. Proper design and the effective use of the built environment can lead to a reduction in the incidence and fear of crime and result in an improved quality of life. New *development* should be designed in a manner that:
 - a) Provides opportunity for informal surveillance of outdoor spaces ("eyes on the street") in order to deter a potential offender;
 - b) Clearly marks the transition or boundary between public and private spaces; and
 - c) Permits the built environment to be effectively and efficiently maintained to display high standards of civic pride.

Other Considerations

BARRIER FREE !!! NO FENCE NO SEVERENCE.

3.6.22 The creation of space that is 'universally accessible to all' should be strived for in the design of public works and *development* proposals. The provisions of subsection 3.7, Barrier Free Development, will assist in this regard.

3.6.23 The City will promote the provision of public art in publicly accessible areas. Public art enhances the enjoyment of the public realm; it can be used to commemorate important persons or events. It can consist of statues, paintings, murals, fountains, sculptures, banners, plaques, memorials, squares and display cases, all of which contribute to the cultural, historic and "sense of place" foundations for the community.

Street Right-of-Way Design

- 3.6.24 The City will encourage the retention of existing street patterns and street character to maintain the "image" of Guelph. *Development* proposals should connect with the existing urban fabric of streets and associated open spaces.
- 3.6.25 Street rights-of-way will be designed to accommodate the necessary pavement widths for vehicular traffic flow, on-street parking (where applicable), bicycle

RE: 3.6.23 BEING REDUCED TO A 'BENCHMARK' + BEING A MAJOR RECONSTRUCT WITH MANY MODERN ADD ONS... THE LAND, TREES & PLAQUE WITHOUT HOUSE WOULD BE A BENCHMARK....

traffic flow (where applicable), underground and overhead services, sidewalks, street trees, vegetated boulevards and other ancillary features.

1. In instances where streets have wide boulevard areas, the City may landscape these areas, where budgeting permits, with special streetscape treatments such as double rows of street trees or mass corner plantings.
2. Special design considerations will be given within the street rights-of-way to ensure that views from the street are retained to landmarks and monuments.

3.6.26 The City will promote the planting of street trees as desirable elements of the streetscape.

3.6.27 The City will promote the coordination of street infrastructure elements such as lighting, parking areas, landscaping, transit shelters, trash containers, bicycle racks and signage to afford continuity, character and function in the streetscape.

3.6.28 Streetscape improvements will be undertaken as a component of the design and development of municipal public works or, as a condition of *development* approval, where appropriate.

3.6.29 Table 3.1 has been created to identify "key street linkages" for enhanced streetscape treatment that have a particular significance, whether it is pedestrian, historic, visual, and/or ecological. While there are no pre-determined plans or specifications, it is important to note that as capital projects are planned and *development* is approved, streetscaping should be incorporated. While streetscaping will generally be confined to the municipal right-of-way (road allowance), private property owners adjacent to these identified streets should also provide due consideration to the overall appearance and function of these linkages. Private properties would be evaluated during the *development* approval process.

Table 3.1: Key Street Linkages Requiring Further Streetscape Enhancement

<u>NUMBER</u>	<u>KEY STREET LINKAGE</u>	<u>LINKAGE SIGNIFIGANCE</u>
1.	Douglas Street - from Woolwich Street to St. George's Square	- Visual Significance - Historic Significance
2.	Edinburgh Road - from Woodlawn Road to London Road	- Pedestrian Significance
3.	Gordon Street - from Speed River / Wellington Street to Norfolk Street/CNR underpass	- Visual Significance - Historic Significance
4.	Kortright Road - from Hanlon	- Pedestrian Significance

APPLIES TO BLDG. & LANDSCAPE!

23

* MUST BE DONE BEFORE DEVELOPMENT IS STARTED OR PLANNED...



Making a Difference

Introduction

A Cultural Heritage Resource Impact Assessment is a process involving the investigation of possible impacts to known and potential cultural heritage resources caused by specific proposed development or site alteration. This assessment includes an inventory and evaluation of cultural heritage resources within a study area established by a Planning Application or a significant Building Permit Application. The term "cultural heritage resource" is defined in the City of Guelph Official Plan and includes buildings, structures, landscapes, monuments, or visible remains of same which meet the designation criteria adopted by Heritage Guelph, the City's Municipal Heritage Committee - specifically Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest.

A Cultural Heritage Resource Impact Assessment report outlines the significance of the identified resources and makes recommendations regarding mitigating measures that would minimize adverse or negative impacts to the cultural heritage resource. A Cultural Heritage Resource Impact Assessment is intended to establish an overall approach to the conservation of a heritage property and identify practical options in sufficient detail to inform decisions and directions for the development of a Conservation Plan. A Conservation Plan may be supplemental to a Cultural Heritage Resource Impact Assessment but it is typically a separate document.

All buildings, structures, landscapes, monuments or visible remains constructed prior to 1930 are considered to be built heritage resources until considered otherwise by Heritage Guelph. In compliance with the City of Guelph's Official Plan, development or site alteration proposals which may affect a cultural heritage resource, listed or not listed on the City's Municipal Register of Cultural Heritage Properties, are subject to the provision of Cultural Heritage Resource Impact Assessment.

For archaeological assessments, fieldwork must be undertaken by licensed professional archaeologists in accordance with the Ontario Heritage Act and its regulations.

For further information or assistance in the preparation of a Cultural Heritage Resource Impact Assessment, please contact the Senior Heritage Planner, Community Design and Development Services, City Hall, 1 Carden Street, Guelph, Ontario, N1H 3A1, Telephone: (519) 837-5616, extension 2496, Fax: (519) 837-5640.

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guelph.ca

OVER

site alteration on cultural heritage resources and it shall address items and requirements as agreed upon between the proponent and the City after prior consultation with Heritage Guelph.

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Content

InfoSheet #5 of "Heritage Resources in the Land Use Planning Process" contained in the Ontario Ministry of Culture's *Ontario Heritage Toolkit* describes the typical content of a *Heritage Impact Assessment* and a *Conservation Plan*. The minimum required components of a *Cultural Heritage Resource Impact Assessment* in the City of Guelph are as follows:

- Identification and evaluation* (with elaboration on the City's Heritage Register where necessary) of the significance of all cultural heritage resources within the established study boundary including the completion of a detailed occupational and/or site biography.
- Documentation of the cultural heritage resources by way of photographs and/or measured drawings, and by mapping the context and setting of the cultural heritage resources identified.
- An outline of the context of the development or site alteration proposal as submitted, including identification of the potential impact the proposal would have on the cultural heritage resources identified.
- Identification of several **conservation options** (for conservation options refer to Attachment 2). Conservation options should be based on the determination of the significance of the cultural heritage resource(s) in the area, its/their importance to the community, and should take into consideration existing Federal, Provincial and Municipal policies and standards as appropriate. The 'pros' and 'cons' of each conservation option **in favour of preserving the integrity and value of the resource** and **integrating the cultural heritage resource into the proposed development** shall be clearly identified and a preferred option recommended. Examples of conservation options are discussed below.

A *Cultural Heritage Resource Impact Assessment* or *Conservation Plan* should include appropriate conservation principles presented in the following:

- Ontario Ministry of Culture's *Eight Guiding Principles in the Conservation of Historic Properties* (1997)
- Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (October 2004)

Cultural Heritage Resource Impact Assessments and *Scoped Cultural Heritage Resource Impact Assessments* shall be completed by individuals who are qualified to comment on the various issues to be addressed in the assessment. Some of the information to be included in the assessment may be available from the City's Community Design and Development Services, the Senior Heritage Planner and Heritage Guelph. Aspects of the assessment may require the services of a member of the Canadian Association of Heritage Professionals (CAHP).

4 HOUSES MET HERITAGE CRITERIA... NOW DEMO'D.
AT UNIVERSITY

25

Saturday, June 16, 2012

Guelph Mercury

8-14 Macdonell Street, Guelph, Ontario N1H 6P7

managing editor, Phil Andre

general manager, David Kr

Demolition option acceptable choice

Heritage Guelph likely picked a smart battle to steer clear of in only expressing regret over the planned razing of four old homes on the University of Guelph campus.

The heritage organization is right to signal that something will be lost historically if the four structures are removed, as is planned this summer.

These are buildings with a long history. They have been around longer than there has been a University of Guelph. And on campus, they have seen many lives and uses. Most recently, they have housed a variety of campus services and organizations.

But the buildings are in a faded state. Their heating systems and energy efficiency rates are woeful and an enormous investment would be required to bring these structures up to optimal repair and efficiency.

The U of G is provincially required to operate a good ship when it comes to energy use. It's also facing budget pressures and it has to be able to make physical plant moves that it feels it needs to meet its operational needs.

It would be a good story to save the four old houses it plans to tear down on Gordon Street. But it would be an awfully expensive one to do so. And there is other housing stock of this form, style and age still standing in the city, in fact not too far from campus.

Heritage Guelph can't be seen to take on every potential heritage preservation fight that might present itself or it risks losing credibility.

It seems to have struck a prudent balance in avoiding expressing opposition to this demolition while at the same time calling on the school to inventory the buildings for items of heritage value and requesting that such items and other useful ones from a building point of view might be salvaged.

These houses will be missed by some. Their disappearance will represent a loss. But they're not invaluable culturally. There isn't a ready pool of public or private money to make them suitable for sustainable future use on campus. So the decision to raze them is understandable and defensible.

13. 405
bush Heritage

THEY MET
CRITERIA

CONTEXT
ETC.

SUBSTITUTE

WILSON F HOUSE

+ LOST HERITAGE

ELEMENTS

+ ALTERED HERITAGE

ELEMENTS

+ MODERN ADD ONS



October 23, 2013

Dear Mayor Farbridge,
Councillor Bell, Councillor Furfaro,
Councillor Van Hellemond, Councillor Findlay,
Councillor Hofland, Councillor Laidlaw,
Councillor Guthrie, Councillor Kovach,
Councillor Burcher, Councillor Piper,
Councillor Dennis, and Councillor Wettstein:

Everyone keeps asking, since when were the residents of the Northern Heights community promised Lot 52 as part of the park? Well, it's come to my attention that in 2005, a subdivision agreement was entered into between the City of Guelph and Artifex Construction which shows, in Schedule "B", Lot 52, including 80 Simmonds Dr., as a complete parcel of land - **no severance of the farmhouse lot**. Also, in Schedule "C", page 20, "Conveyances to City", point number 1 reads "Blocks 52, as shown in Schedule "B", for a park."

What's really interesting is Schedule "E", number 16, "The developer shall dedicate the Ingram Farm House (596 Victoria Road North) on Park Block 52, as shown in Schedule "B", to the City for community use. The City shall be responsible for a structural and feasibility study and/or a Built Heritage Resource Impact Assessment to determine the appropriateness of retaining the house for public or community use."

So, with this in mind, let's go back in history and see what information the City had before accepting the farmhouse as part of the park in 2005 and bringing us to today's predicament:

- On August 10, 2001 the LACAC completed a proposal of designation for 2 buildings, the Wilson farm house being one of them. This report states "In November 1999, Official Plan Amendment No. 11 was completed which identified the farmhouse as 596 Victoria Road North (stated as 595 in the OPA) as a feature which is to be considered a cultural heritage resource." The OPA No. 11 states the farm house is "to be incorporated in 'the design of the main public square for the lands located along the west side of Victoria Road, providing opportunity for the use of this building as a public facility...or alternatively, to be retained as a residential use".

So please tell me how the City can now turn around, abandon the OPA, and sever and sell this property?

The City admits it failed to follow the OPA in the design of the Northern Heights community. But this wasn't done in the south end with the South Guelph Secondary Plan Area. The buildings there were apparently "built heritage resources **most**

deserving of preservation and careful incorporation into developments...". *I guess the north end wasn't deserving of the same preservation and careful planning; preservation of the structures and the landscape - a landscape that was sold lot by lot leaving a once common farmhouse, that in 2001 was deserving of heritage, on 1/3 of an acre that the City now wants to chop up even more to sell to the highest bidder. Where is the heritage value there?*

- According to the general policies of the City of Guelph Official Plan 2001, 3.5.2 states "this plan promotes the design of development proposals in a manner, which preserves and enhances the context in which cultural heritage resources are situated. **How is this possible with this farmhouse? Where's the context now?**
- In 2001 it was noted by the LACAC that "the farmhouse and ancillary wood shed addition to the back of the house...have not been well maintained...the wood trim surrounding the door frames and window have not been well kept."

So, how could the City of Guelph accept this property as a donation to the City in 2005 knowing it was in poor condition in 2001?

Did the City think upon further inspection that the conditions of the house would actually have improved from 2001 to 2005? Maybe if a **FULL** report had been completed and not the partial report "due to time constraints" then the City would have realized what they were actually getting.

- In 2006, the City hired Briestensky Johnson Critchley Architects Inc., and their consultants, MTE Consultants Inc. and Demaiter Engineering Inc., to do a renovation review of the Ingram House for the City of Guelph Community Services. In 2006, these were the "renovation" costs:

Architectural costs

-\$88, 000

-not including the cost of tendering, site services/grading, consulting design services, or interior furniture or artwork)

Structural costs

-\$109, 000

-not including engineering design services

-the work in the basement alone in 2006 "is about half the total cost estimate"

Mechanical & Electrical costs

-\$80, 000

-not including new hydro service for any other proposed development on site

-not including any voice and data systems

-”mechanical and electrical systems need to be replaced”
-”as well, to update this building we require space to conceal these services. Perhaps the plaster should be removed and the walls reconstructed...”

All of this for a grand total of \$277, 000...**seven years ago**. The cost in **April 2010**, as written in the committee report for the Finance, Administration and Corporate Services Committee was estimated at **\$500, 000**. And that was over 3 years ago.

I’m guessing that once this was done, the City realized they did not have the money to spend on this project and came up with the sever and sell option to finally be rid of the farmhouse!

- In 2009, there was a request for expressions of interest. Two were made, and both were subsequently withdrawn.

Why then, at the council meeting on September 30, 2013, was the idea for expressions of interest revisited? Are not all members of council aware of the history of this farmhouse on Lot 52? Have not all current staff been given ALL the information and reports that have been written since 2001?

- In the summer of 2010, a Wilson Farm Park Master Plan survey was apparently given to residents (I purchased in October 2010, so did not have the pleasure of filling this out, or having a say in the park’s construction).

Why does the Draft Park Master Plan show Lot 52 as already being severed with a heritage house on the lot? This is misleading to residents and very inaccurate. How could the City “consult” the public when they’re not being honest with the public it represents?

This survey did not even allow for residents to object to, or comment on, “the lot proposed to be severed from the park parcel”.

How could the City, in good conscience, say the community was consulted?

- In April 2010, the “interior features and finishes that are important in defining the heritage character of the building, including: original decorative plaster work (cornices, ceiling finishes), original wood trim (baseboards, wainscoting; door and window casings, stairways, railings, balustrade, balusters), original door and window handles and hardware” were apparently very important as part of the designation of the Wilson farmhouse.

Why was this point not included in the designation information given to councillors in February 2011 when they were to vote on deeming properties heritage? Had the interior of the house deteriorated so much that Heritage Guelph

could no longer use this as criteria for deeming the house heritage? Or does it have something to do with the 2006 Renovation Review of the Ingram House as done by Briestensky Johnson Critchley Architects Inc., and their consultants, MTE Consultants Inc. and Demaiter Engineering Inc.? Particularly 1.2.17 which states “demolition and removal of interior millwork, partitions, doors, and frames and finishes will be required”.

And now we come to 2013 and a report by staff recommending demolition which keeps the block park whole. A report that some councillors still will not support. **Why are some councillors insistent on sever and sell, when the land was dedicated for community use? Why not even accept the option of selling the house for \$1 and relocating it which keeps the block park whole?**

I commend Mayor Farbridge for her words recently as seen on her blog (<http://mayorsblog.guelph.ca/2013/09/28/wilson-farm-house/>). The City did make many mistakes. Many mistakes that residents in the Northern Heights community are now paying for with a fight that is pulling the community apart.

I would also like to thank Councillor Andy VanHellemond who has worked tirelessly to ensure that the facts and information have been made available for the residents in Ward 2.

And to those councillors who realize this property is now a thorn in the side of the city of Guelph and who realize that heritage should not mean old, thank you.

I will leave you with this thought: If deeming the Wilson/Ingram farmhouse heritage was so detrimental to Guelph's identity as a wonderful city, then it would have been planned into the community with a use in place as the community was being built. It wasn't. Therefore, it isn't.

Sincerely,
Michelle Sperle