

City Council - Planning Meeting Agenda



Tuesday, November 12, 2019 – 6:30 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

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guelph.ca/live.

Open Meeting

O Canada
Silent Reflection
First Nations Acknowledgment
Disclosure of Pecuniary Interest and General Nature Thereof

Council Consent Agenda:

The following resolutions have been prepared to facilitate Council's consideration of 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. It will be extracted and dealt with separately as part of the Items for Discussion.

IDE-2019-119 14 Forbes Avenue – Heritage Permit Application (HP19-0019)

Recommendation:

That heritage permit application HP19-0019 be approved to allow the construction of a new detached garage with overhang at 14 Forbes Avenue as described in Report IDE-2019-119.

Public Meeting to Hear Applications
Under Sections 17, 34 and 51 of The Planning Act
(delegations permitted a maximum of 10 minutes)

IDE-2019-114**Statutory Public Meeting Report 166 and 178 College Avenue West Proposed Official Plan and Zoning By-law Amendments File: OZS19-010 Ward 5****Staff Presentation:**

Lindsay Sulatycki, Senior Development Planner

Correspondence:

John Gruzleski

Recommendation:

That Report IDE-2019-114 regarding proposed Official Plan and Zoning By-law Amendment applications submitted by GSP Group Inc. on behalf of the owner, 2689865 Ontario Limited to permit the development of a six-storey apartment building containing 116 dwelling units and a seniors day use and/or day care centre use on the ground floor on lands municipally known as 166 and 178 College Avenue West, and legally described as Part of Lot 6, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph from Infrastructure, Development and Enterprise dated November 12, 2019, be received.

IDE-2019-116**Statutory Public Meeting Report 1354 Gordon Street Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS19-008 Ward 6****Staff Presentation:**

Michael Witmer, Senior Development Planner

Correspondence:

Dennis Dixon
Paul Kraehling

Recommendation:

That Report IDE-2019-116 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File: OZS19-008) by Weston Consulting, on behalf of the owner, 1354 Gordon Street Inc., to permit the development of an eight storey mixed use building with 88 apartment units, commercial uses at grade and a gas service station on the property municipally known as 1354 Gordon Street and legally described as Part of Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in RO708553, Except Parts 1, 2 and 3, 61R-9367 from Infrastructure, Development and Enterprise dated November 12, 2019, be received.

Items for Discussion:

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

IDE-2019-89

Decision Report 1533-1557 Gordon Street and 34 Lowes Road West Proposed Zoning By-law Amendment File: ZC1710 Ward 6

(referred from the October 16, 2019 Council Planning Meeting)

Delegations:

Peter Wechselmann
Peter Kastner
Peter Schwerdt
Adam Campbell

Correspondence:

Ena and Lidda Sikkes
Barbara Steel
Peter Kastner
Peter Wechselmann

Recommendation:

1. That the application from GSP Group on behalf of Reid's Heritage Homes Ltd., RHH Property Management Ltd. and 883928 Ontario Ltd. for a Zoning By-law Amendment (ZC1710) to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized General Apartment" (R.4A-54) Zone to permit the development of an 86-unit, 6 (six) storey apartment building on the properties municipally known as 1533-1557 Gordon Street and 34 Lowes Road West and legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, City of Guelph, be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise Report 2019-89 dated October 16, 2019.
2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 1533-1557 Gordon Street and 34 Lowes Road West.

By-laws

Resolution to adopt the By-laws (Councillor Billings).

Mayor's Announcements

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

Adjournment

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, November 12, 2019
Subject	14 Forbes Avenue - Heritage Permit Application (HP19-0019)
Report Number	IDE-2019-119

Recommendation

That heritage permit application HP19-0019 be approved to allow the construction of a new detached garage with overhang at 14 Forbes Avenue as described in Report IDE-2019-119.

Executive Summary

Purpose of Report

To recommend to Council the approval of a heritage permit to allow the construction of a new detached garage with overhang at 14 Forbes Avenue as proposed in plans prepared by the property owner.

Key Findings

- Proposed design for the new garage (Attachment 3) satisfies the requirements of the Brooklyn and College Hill Heritage Conservation District Plan and Guidelines.
- Heritage Guelph has reviewed the permit application and provided their support.

Financial Implications

None

Report

As the subject property (14 Forbes Avenue) is located within the Brooklyn and College Hill Heritage Conservation District, it is designated under Part V of the Ontario Heritage Act through By-law (2014)-19812.

Anna and Sam Mrowka, owners of the property, have proposed a design for the construction of a new detached garage with overhang in the rear (southwest) corner of the lot.

According to Section 42 of the Ontario Heritage Act, any proposed new construction, alteration, demolition or removal that would affect the heritage character of the property or the district is required to obtain approval through the heritage permit process. The construction of a new building on

the subject property requires a heritage permit application (as per Section 4.4 of the HCD Plan and Guidelines) and Council Approval.

After pre-consultation with the Senior Heritage Planner the owner made revisions to the initial design. The proposed garage would be clad in wood board and batten siding with wood shingles in the front gable over the large overhead garage door. The roof would be clad in asphalt shingles. A second roof supported by wood timbers extends from the east side of the garage main roof to create a covered but open area. The notched area on the west side of the garage plan accommodates an existing tree on the property. The plan and elevation drawings attached have been accepted as part of building permit application 2019-005969 RR. (Attachment 3).

Staff is of the opinion that heritage permit HP19-0019 for the construction of a new detached garage with overhang in the rear corner of the lot at 14 Forbes Avenue is in keeping with proper heritage conservation practice and satisfies guideline section 4.4 of the Brooklyn and College Hill HCD Plan. The design as presented does not pose a negative impact to the heritage attributes protected by the heritage district designation by-law. Heritage permit application HP19-0019 is now recommended for approval under section 42 of Part V of the Ontario Heritage Act.

Financial Implications

None

Consultations

At their meeting of October 15, 2019 Heritage Guelph carried a motion that indicated their support for the proposed design of the new garage in the rear yard of 14 Forbes Avenue and that any required changes to the design that are minor in nature may be authorized by the Senior Heritage Planner.

Strategic Plan Alignment

Priority

Building our future

Direction

Continue to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here

Alignment

The conservation of cultural heritage resources is aligned with building and maintaining vibrant and resilient communities

Attachments

Attachment-1 Location of Subject Property

Attachment-2 Current images of Subject Property

Attachment-3 Proposed design for new dwelling at 12 Forbes Avenue (Drawn by owner October 2019 and submitted for building permit application 2019-5969 RR)

Report Author

Stephen Robinson, Senior Heritage Planner

Approved By

Melissa Aldunate, MCIP, RPP

Manager, Planning Policy and Urban Design



Approved By

Todd Salter, MCIP, RPP

General Manager Planning and
Building Services

Infrastructure, Development and
Enterprise Services

519-822-1260 extension 2395

todd.salter@guelph.ca



Recommended By

Kealy Dedman, P.Eng., MPA

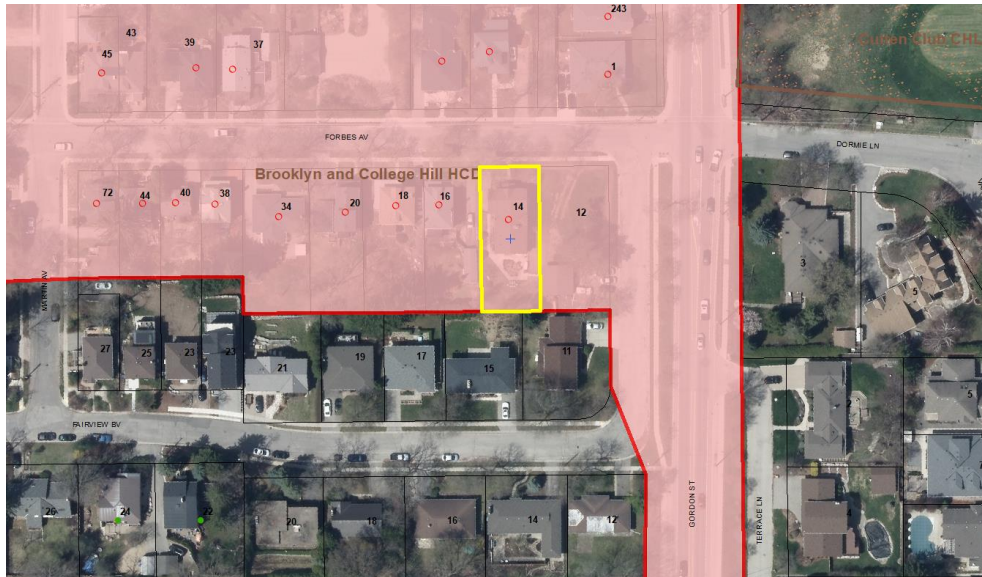
Deputy Chief Administrative Officer
Infrastructure, Development and
Enterprise Services

519-822-1260 extension 2248

kealy.dedman@guelph.ca

Attachment-1 Location of Subject Property

Figure 1 - Location of subject property. (City of Guelph GIS)



Attachment-2 Current images of Subject Property

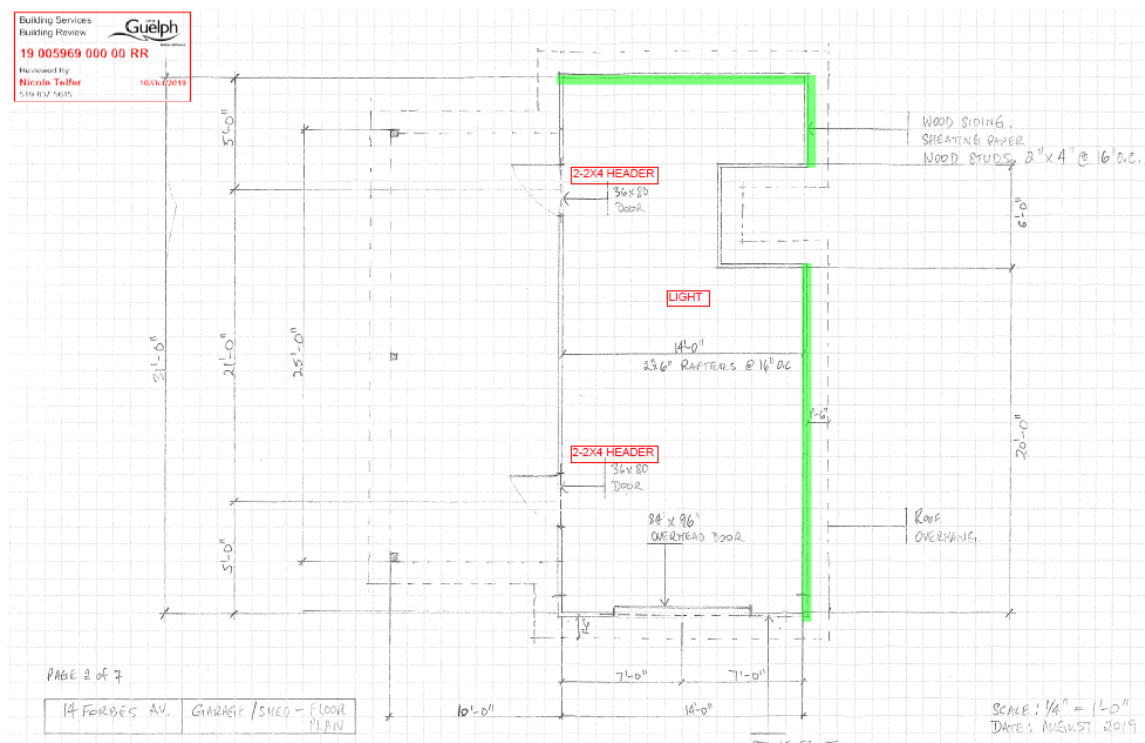
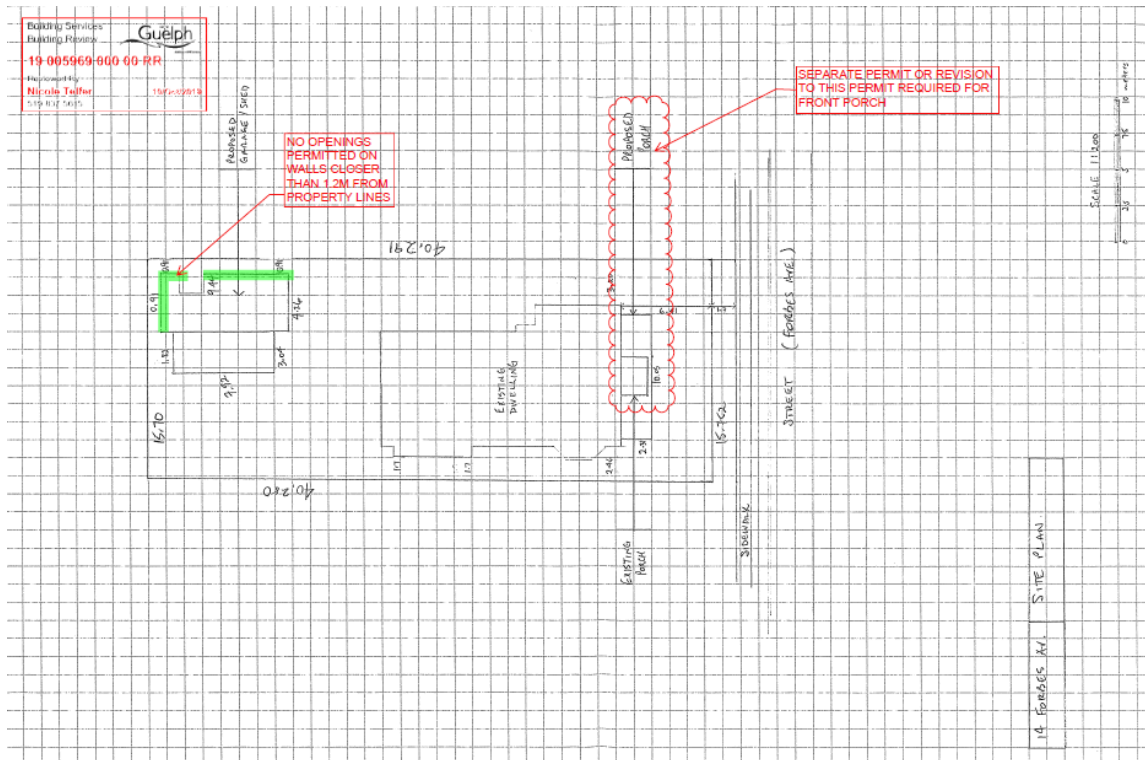
Figure 2 - View of 14 Forbes Avenue from north.

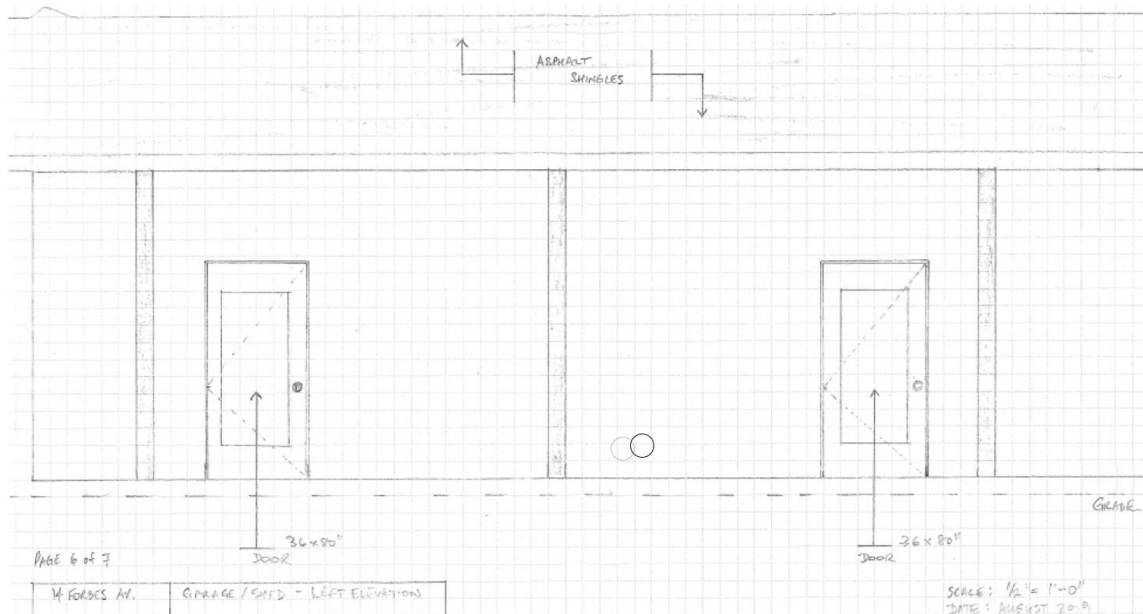
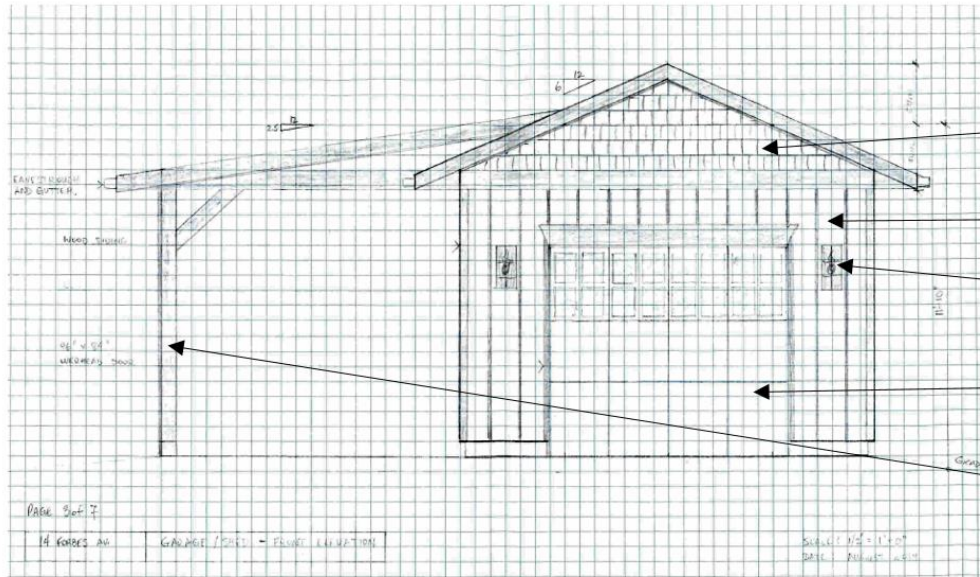


Figure 3 - Current driveways of 14 and 16 Forbes Avenue



**Attachment-3 Proposed design for new dwelling at 12 Forbes Avenue
(Drawn by owner October 2019 and submitted for building permit
application 2019-5969 RR)**





Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, November 12, 2019
Subject	Statutory Public Meeting Report 166 and 178 College Avenue West Proposed Official Plan and Zoning By-law Amendments File: OZS19-010 Ward 5
Report Number	IDE-2019-114

Recommendation

That Report IDE-2019-114 regarding proposed Official Plan and Zoning By-law Amendment applications submitted by GSP Group Inc. on behalf of the owner, 2689865 Ontario Limited to permit the development of a six-storey apartment building containing 116 dwelling units and a seniors day use and/or day care centre use on the ground floor on lands municipally known as 166 and 178 College Avenue West, and legally described as Part of Lot 6, Concession 4, Division 'G', Geographic Township of Guelph, City of Guelph from Infrastructure, Development and Enterprise dated November 12, 2019, be received.

Executive Summary

Purpose of Report

To provide planning information on Official Plan and Zoning By-law Amendment applications submitted for the lands municipally known as 166 and 178 College Avenue West. The purpose of the proposed Official Plan and Zoning By-law Amendment applications are to permit the development of a six-storey, 116 unit apartment building with a seniors day use and/or day care centre on the ground floor. This report has been prepared in conjunction with the Statutory Public Meeting for these applications.

Key Findings

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

Financial Implications

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

Report

Background

Applications have been received from GSP Group Inc. on behalf of the owner, 2689865 Ontario Limited to amend the Official Plan and Zoning By-law for the lands municipally known as 166 and 178 College Avenue West to permit the development of a six-storey apartment building, containing 116 dwelling units and a seniors day use and/or day care centre on the ground floor. The applications were received by the City on September 4, 2019 and deemed to be complete on October 3, 2019.

Location

The subject lands are located on the south side of College Avenue West, between Scottsdale Drive and Edinburgh Road South (see Attachment 1 - Location Map and Attachment 2 – Aerial Photograph). The lands are approximately 0.68 hectares in size with approximately 104 metres of frontage along College Avenue West. 166 College Avenue West is currently developed with a one-storey retirement home building and 178 College Avenue West is currently developed with a two-storey single detached residential dwelling and detached garage.

Surrounding land uses include:

To the north: College Ave West, beyond which are lands zoned for and developed with single detached residential dwellings and Lynwood Avenue;

To the south: lands zoned for and developed with townhouses;

To the east: lands designated for “High Density Residential” uses and currently vacant, beyond which is a gas station and convenience store; and,

To the west: a single detached residential dwelling, beyond which is Scottsdale Drive.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to 166 College Avenue West is “Medium Density Residential”. Permissible uses within the “Medium Density Residential” land use designation include: multiple unit residential buildings, such as townhouses and apartments. The minimum height within this designation is two (2) storeys and the maximum height is six (6) storeys. This designation allows for a maximum net density of 100 units per hectare and requires a minimum net density of 35 units per hectare.

The northern portion of 178 College Avenue West is designated “Low Density Residential” and the southern portion is designated “Medium Density Residential” in the Official Plan. The “Low Density Residential” land use designation applies to residential areas within the built-up area of the city which are currently predominantly low-density in character. The predominant land use in this designation is residential and includes single and semi-detached dwellings, and multiple unit residential buildings, such as townhouses and apartments. The maximum building height within this designation is three (3) storeys. The minimum density required in this designation is 15 units per hectare and the maximum density permitted is 35 units per hectare.

Within the residential land use designations of the Official Plan, a variety of small-scale non-residential uses may be permitted that are complementary to and serve

the needs of residential neighbourhoods. Such non-residential uses include: schools, places of worship, child care centres, municipal open space, parks, trails and recreation facilities and convenience commercial uses limited to a maximum gross floor area of 400 square metres on a property.

The relevant policies for the applicable land use designations are included in Attachment 3.

Existing Zoning

166 College Avenue west is currently zoned "Specialized General Apartment" (R.4A-5) and 178 College Avenue West is currently zoned "Residential Single Detached" (R.1B), according to Zoning By-law (1995)-14864, as amended.

The existing zoning is found in Attachment 5.

Proposed Official Plan Amendment

The applicant is proposing to change the land use designations from "Low Density Residential" and "Medium Density Residential" to the "High Density Residential" land use designation with a site specific policy to permit an increase in density to 180 units per hectare and to permit a seniors day use. The "High Density Residential" land use designation permits residential uses including multiple unit residential buildings generally in the form of apartments. The minimum height within this designation is three (3) storeys and the maximum height is ten (10) storeys. This designation allows for a net density of between 100 and 150 units per hectare.

Further details of the proposed Official Plan Amendment are included in Attachment 4.

Proposed Zoning By-law Amendment

The intent of the application is to change the zoning from the "Specialized General Apartment" (R.4A-5) Zone and the "Residential Single Detached" (R.1B) Zone to a "Specialized High Density Apartment" (R.4B-?) Zone. In addition to the regulations set out in Table 5.4.2 – for the "High Density Apartment" (R.4A) Zone of Zoning By-law (1995)-14864, as amended, the following specialized regulations have been requested to facilitate this proposal:

- In addition to the uses permitted in Section 5.4.1.1 of the Zoning By-law, a Seniors Day Use and Day Care Centre shall also be permitted uses in this zone. For the purposes of this zone, a Seniors Day Use shall be defined as a place in which is provided for more than five seniors, temporary care for a continuous period not exceeding 24 hours;
- To permit a net density of 180 units per hectare, whereas Table 5.4.2, Row 5 of the Zoning By-law permits a maximum net density of 150 units per hectare;
- To permit a minimum side yard setback of 10 metres, whereas Table 5.4.2, Row 8 of the Zoning By-law requires a minimum side yard setback equal to one-half the building height but not less than 3 metres, being 10.5 metres (proposed building height is 21 metres);
- To permit a maximum building height of 6 storeys, whereas Table 5.4.2, Row 10 of the Zoning By-law permits a maximum building height of 10 storeys;
- To permit a minimum common amenity area of 1,597 square metres, whereas Section 5.4.2.4 of the Zoning By-law requires a minimum common amenity area

- of 30 square metres per unit for the first 20 units and 20 square metres per unit after the first 20 units ($(20 \times 30 = 600) + (96 \times 20 = 1,920) = 2,520$ square metres);
- To permit a minimum landscaped open space of 34% of the total lot area (being 2,159 square metres), whereas Table 5.4.2, Row 13 of the Zoning By-law requires a minimum landscaped open space area of 40% of the total lot area (being 2,574 square metres);
- To permit a minimum of 133 parking spaces for the combined residential units and seniors day use/day care centre, whereas Section 4.3 of the Zoning By-law requires a minimum total of 169 parking spaces, based on 116 residential units (at 1.5 parking spaces per unit for the first 20 units = 30 parking spaces + 1.25 parking spaces per unit for each unit after 20 $(96 \times 1.25) = 120 + 30$) (150 parking spaces for the residential units, plus 19 parking spaces for the seniors day use/day care centre (based on 1 parking space per 10 children + 1 for the facility) (18 parking spaces + 1 for the day care centre); and,
- To permit a floor space index of 1.58, whereas Table 5.4.2, Row 18 of the Zoning By-law permits a maximum floor space index of 1.5.

Proposed Development

The applicant is proposing to develop the lands with a six-storey apartment building containing 116 residential dwelling units and a seniors day use and/or day care centre use on the ground floor approximately 511 square metres in size with an associated outdoor amenity area. The proposed building contains a mix of studios, 1 bedroom, 2 bedroom and 3 bedroom units. A total of 133 parking spaces are proposed both at grade and underground. One driveway from College Avenue West is proposed providing access to the site.

The conceptual site plan is included in Attachment 7 and building renderings are included in Attachment 8.

Supporting Documents

The following information was submitted in support of the application and can be found on the City's website under 'Current Development Applications':

- Planning Justification Report, prepared by GSP Group Inc., dated August 2019;
- Urban Design Brief, prepared by GSP Group Inc., dated August 2019;
- Conceptual Site Plan, floor plans, elevations, and building renderings, prepared by RAW Design, dated August 2019;
- Sun and Shadow Study Report, prepared by RAW Design, dated August 2019;
- Pedestrian Wind Comfort – Letter of Opinion, prepared by Novus Environmental Inc., dated August 2019;
- Functional Servicing and Stormwater Management Report, including the Grading and Drainage Plan and Site Servicing Plan, prepared by MTE Consultants Inc., dated August 2019;
- Geotechnical Investigation Report, prepared by MTE Consultants Inc., dated August 2018;
- Phase 1 Environmental Site Assessment, prepared by MTE Consultants Inc., dated October 2018;
- Phase II Environmental Site Assessment, prepared by MTE Consultants Inc., dated November 2018;
- Environmental Noise Assessment, prepared by Novus Environmental Inc., dated August 2019;

- Arborist Report and Tree Preservation Plan, prepared by North-South Environmental Inc., dated August 2019;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited, dated August 2019; and,
- Traffic Geometrics Plan, prepared by Paradigm Transportation Solutions Limited, dated August 2019.

Staff Review

The review of these applications will address the following:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluation of the proposal's conformity with the Official Plan, including the proposed Official Plan Amendment;
- Review of the proposed site layout, built form and parking;
- Review of the proposed zoning, including the need for any specialized regulations;
- Consideration of the applicable sections of the Community Energy Initiative (CEI) update;
- Review of supporting documents submitted in support of the applications; and,
- Address all comments and issues raised during the review of the application.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

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

Consultations

A combined Notice of Complete Applications and Notice of Public Meeting was mailed on October 15, 2019 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Tribune on October 17, 2019. Notice of the applications has also been provided by signage on the subject lands and all supporting documents submitted with the applications have been posted on the City's website.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows

Alignment

The review of this development application will include an assessment of its conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows.

Priority

Working together for our future

Direction

Improve how the City communicates with residents and delivers services

Alignment

The Public Meeting being held on this proposed development application provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development.

Attachments

Attachment 1 – Location Map and 120m Circulation

Attachment 2 – Aerial Photograph

Attachment 3 – Existing Official Plan Land Use Designations and Policies

Attachment 4 – Proposed Official Plan Land Use Designations and Policies

Attachment 5 – Existing Zoning

Attachment 6 – Proposed Zoning

Attachment 7 – Conceptual Site Plan

Attachment 8 – Building Renderings

Departmental Approval

Not applicable.

Report Author

Lindsay Sulatycki, MCIP, RPP
Senior Development Planner

Approved By

Chris DeVriendt, MCIP, RPP
Manager of Development Planning



Approved By

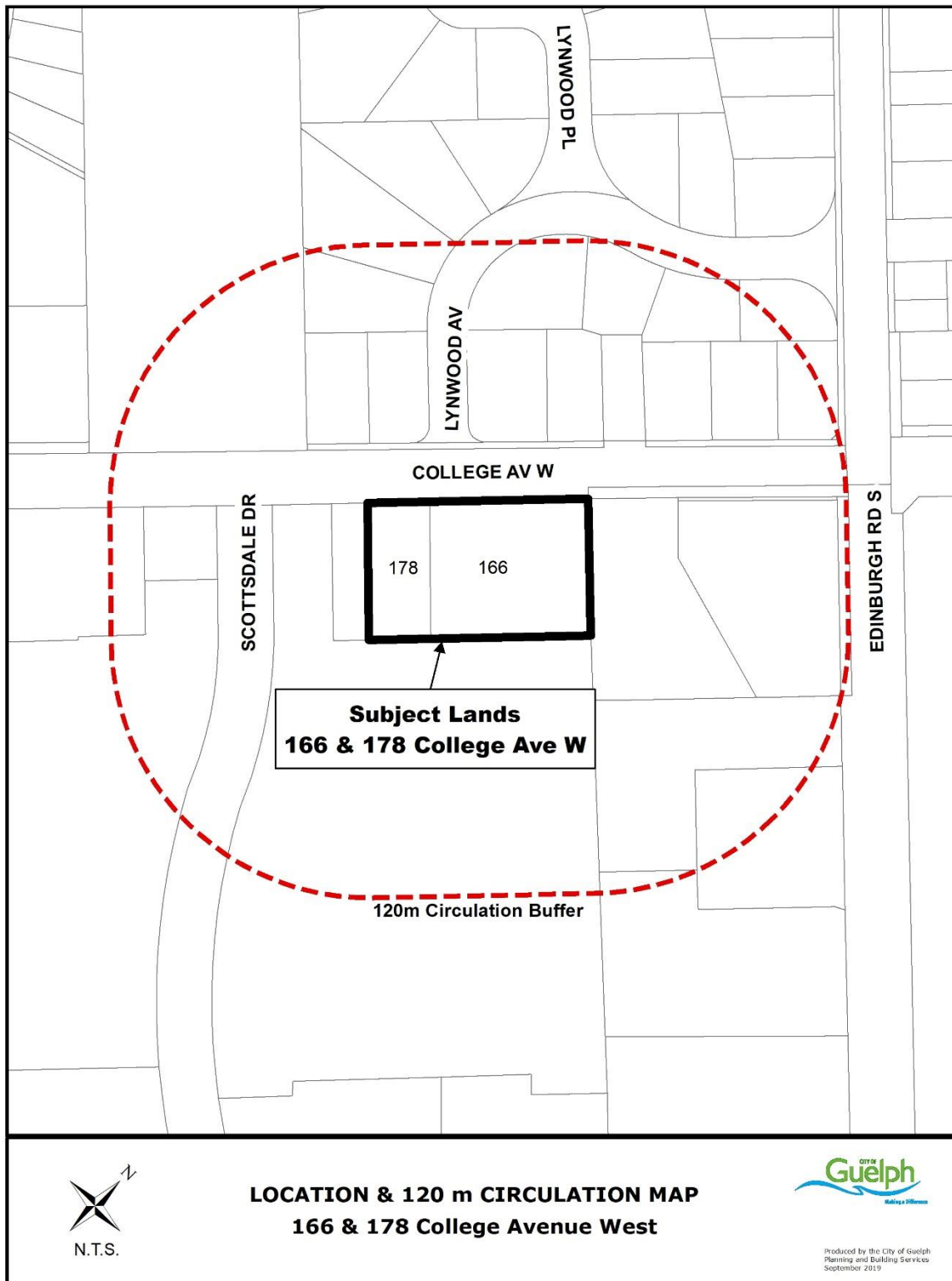
Todd Salter, MCIP, RPP
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Recommended By

Kealy Dedman, P. Eng., MPA
Deputy Chief Administrative Officer
Infrastructure, Development and
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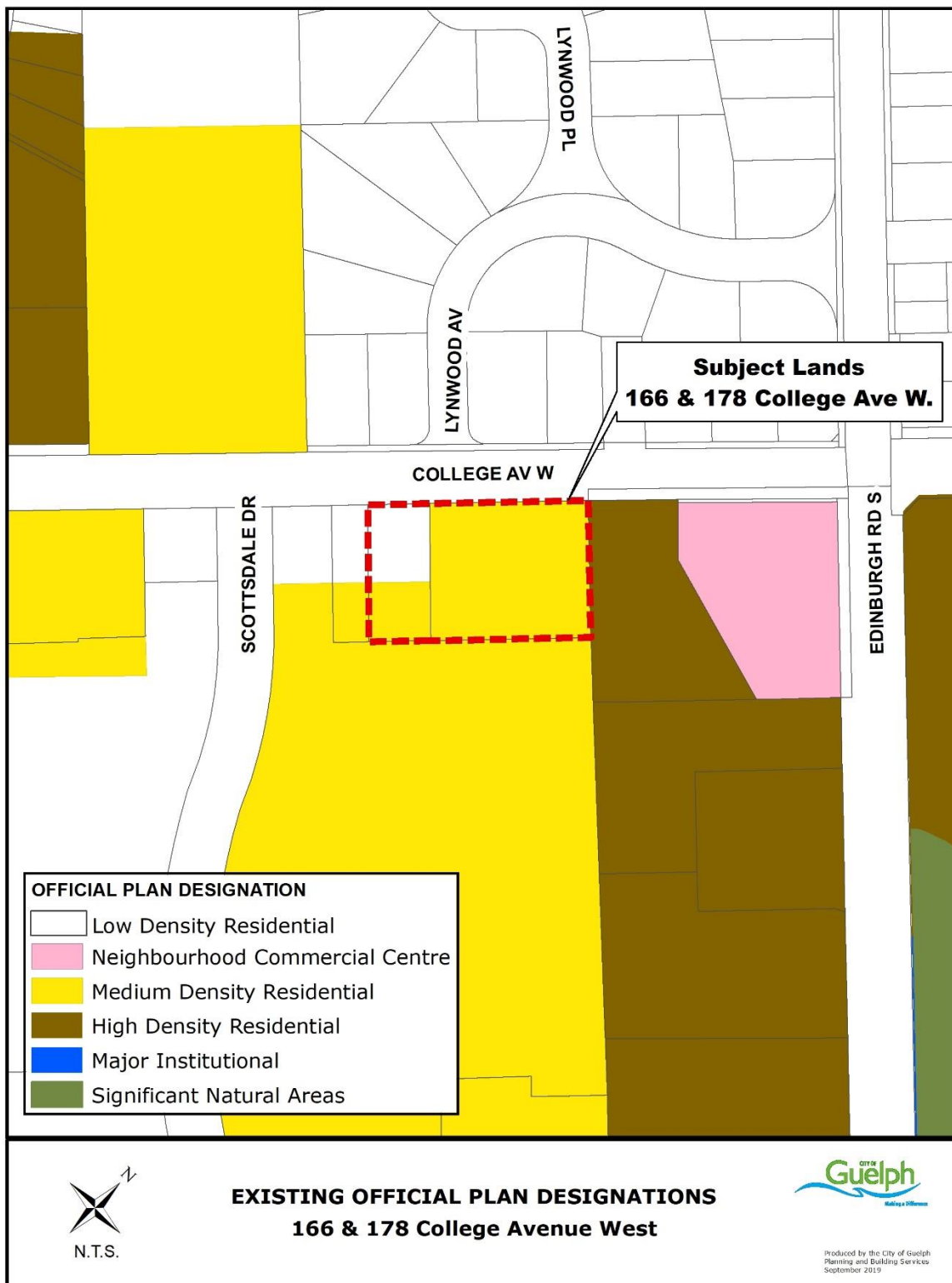
Attachment 1 – Location Map and 120m Circulation



Attachment 2 – Aerial Photograph



Attachment 3 – Existing Official Plan Land Use Designations and Policies



Existing Official Plan Land Use Designations and Policies (continued)

9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the City which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i. detached, semi-detached and duplex dwellings; and
 - ii. multiple unit residential buildings, such as townhouses and apartments.

Height and Density

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3.

The following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys.
3. The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.
4. Notwithstanding policies 9.3.2.2 and 9.3.2.3, increased height and density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum height of six (6) storeys and a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.

9.3.4 Medium Density Residential

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

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i. multiple unit residential buildings, such as townhouses and apartments.

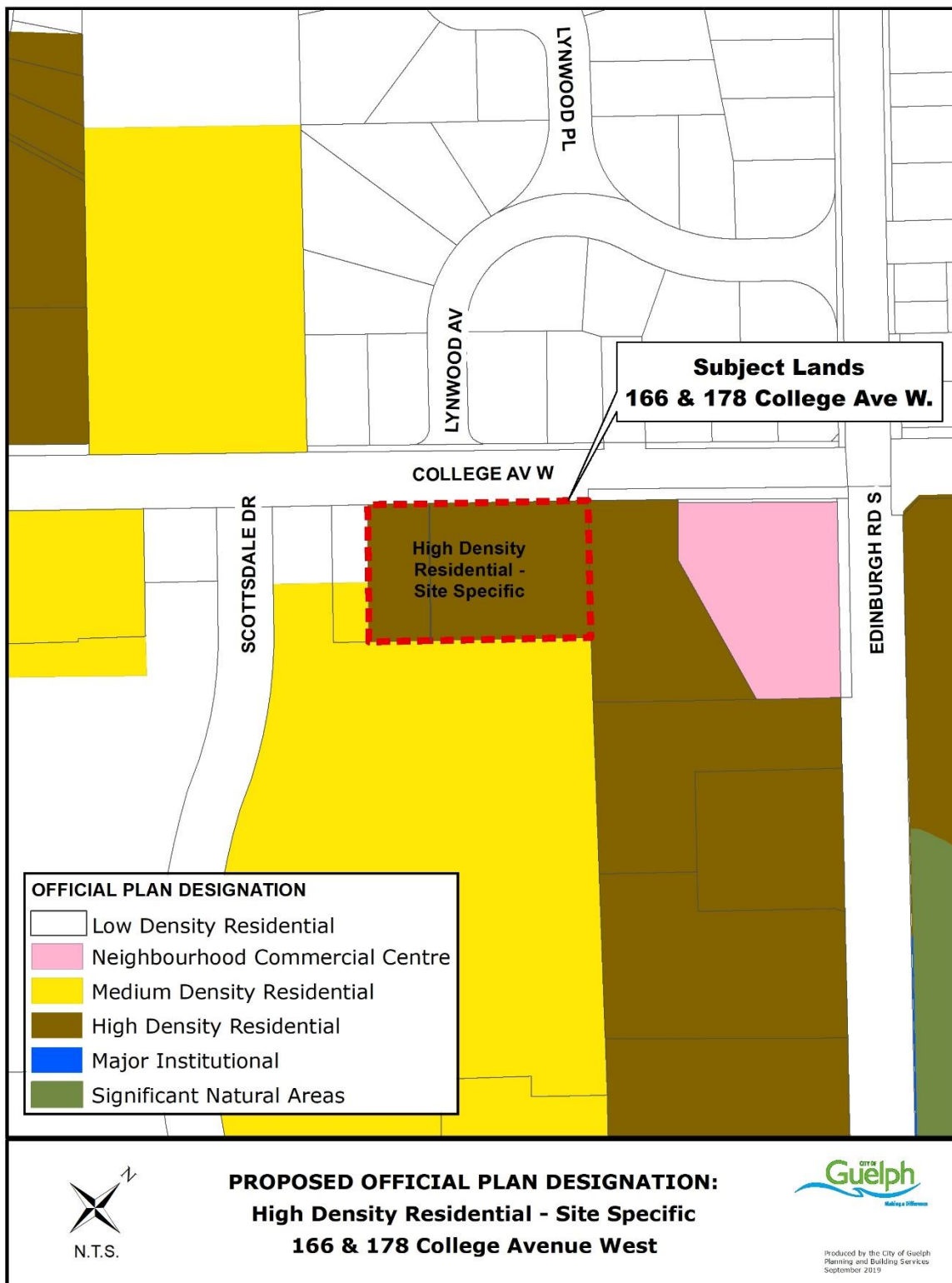
Height and Density

2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.
3. The maximum net density is 100 units per hectare and not less than a minimum net density of 35 units per hectare.
4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

9.3.1.2 Non-Residential Uses in Residential Designations

1. Within the residential designations of this Plan, a variety of small-scale non-residential uses may be permitted that are complementary to and serve the needs of residential neighbourhoods. Such non-residential uses include:
 - i. schools;
 - ii. places of worship;
 - iii. child care centres;
 - iv. municipal open space, parks, trails and recreation facilities; and
 - v. convenience commercial uses limited to a maximum gross floor area of 400 square metres on a property.
2. Non-residential uses shall be developed in a manner that is compatible with adjoining residential properties and which preserves the amenities of the residential neighbourhood.
3. In addition to the Urban Design policies of this Plan, non-residential uses shall:
 - i. be located on an arterial or collector road;
 - ii. be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
 - iii. have adequate landscaping and screening to promote compatibility with adjacent activities;
 - iv. have sufficient off-street parking, circulation and access points; and
 - v. have adequate municipal services.

Attachment 4 – Proposed Official Plan Land Use Designations and Policies



Proposed Official Plan Land Use Designations and Policies (continued)

9.3.5 High Density Residential

The predominant use of land within the High Density Residential Designation shall be high density multiple unit residential building forms.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i. multiple unit residential buildings generally in the form of apartments.

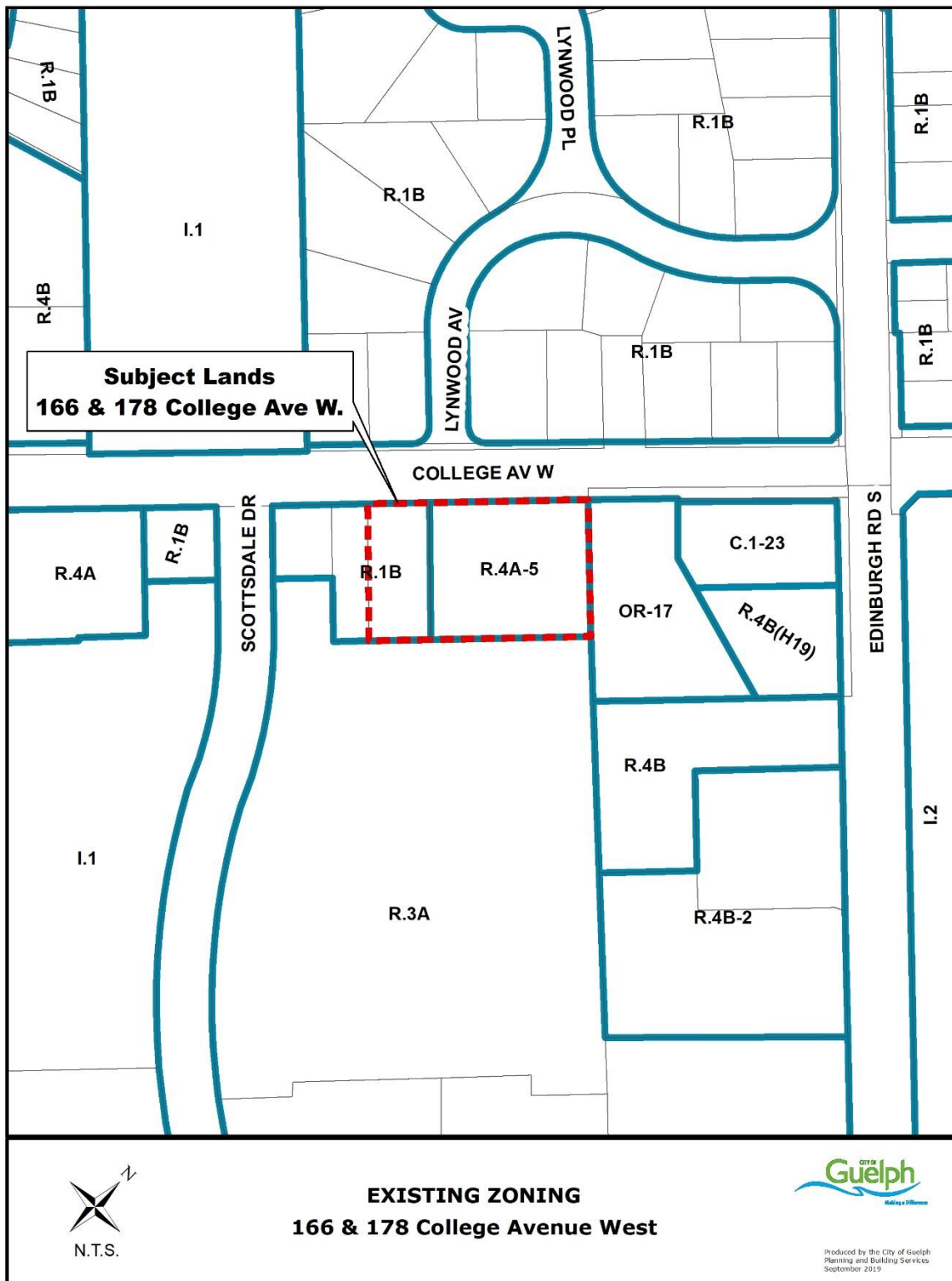
Height and Density

2. The minimum height is three (3) storeys and the maximum height is ten (10) storeys.
3. The maximum net density is 150 units per hectare and not less than a minimum net density of 100 units per hectare.
4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

Proposed site-specific policy:

Notwithstanding the maximum net density and permitted uses in the "High Density Residential" land use designation, the maximum net density shall be 180 units per hectare and a Seniors Day Use shall be a permitted use on the subject lands.

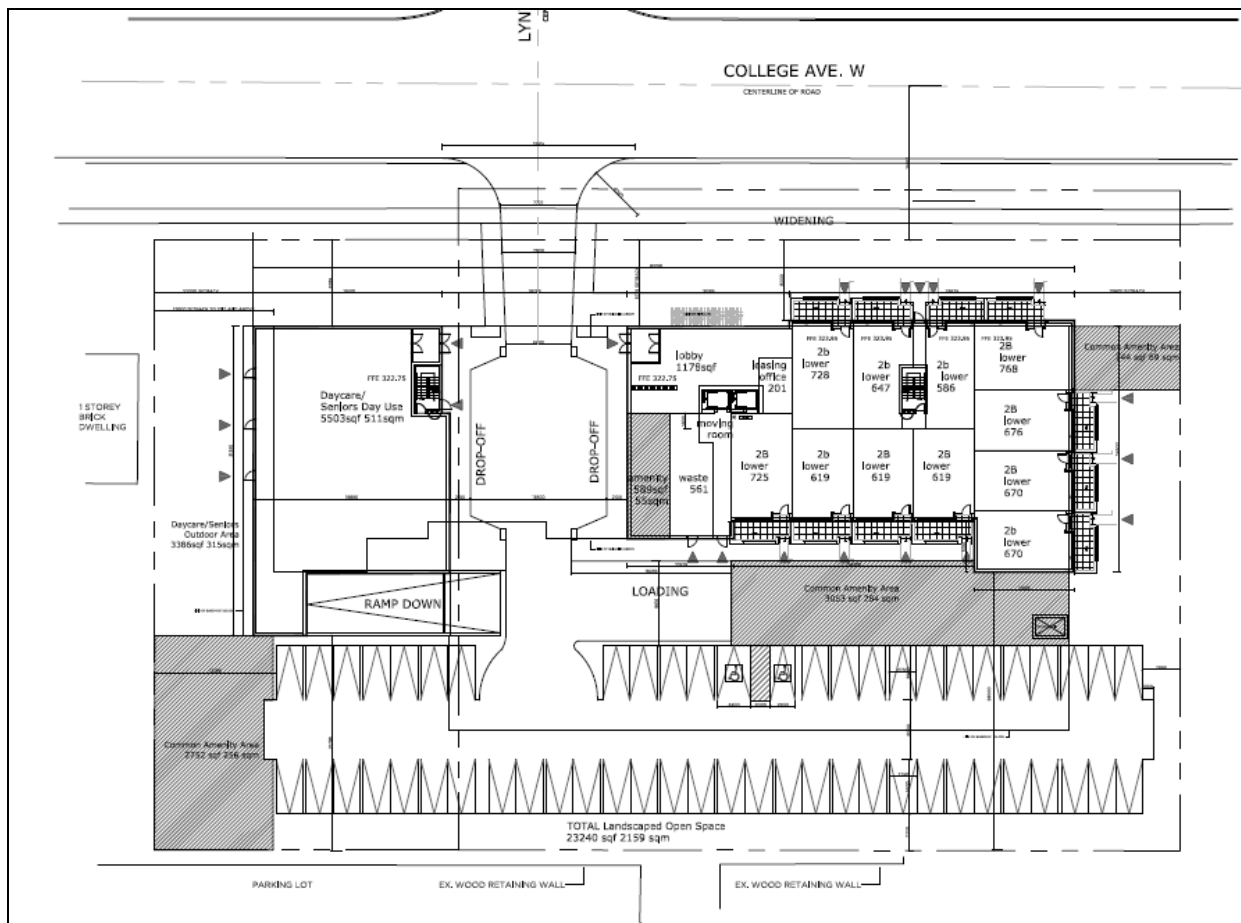
Attachment 5 – Existing Zoning



Attachment 6 – Proposed Zoning



Attachment 7 – Conceptual Site Plan



Attachment 8 – Building Renderings

Figure 1: Rendering of Building Front



Figure 2: Rendering of Building Side and Back



[REDACTED]
Guelph, ON, [REDACTED]

October 30, 2019

Guelph City Council
City Hall
1 Carden Street, Guelph, ON

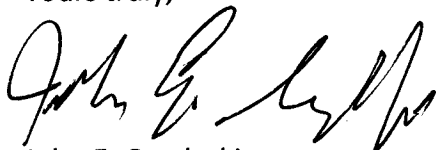
RE: Zoning By-law Amendment 166 and 178 College Avenue West
File: OZS19-010

Submitted by email

Dear Members of Council,

I have studied the documents on the city website related to this proposed development and wish to offer the following comments related to the transportation impact study. As a resident of Lynwood Avenue for the past 13 years I am familiar with traffic patterns in this area. The College-Edinburgh intersection experiences high traffic volume at peak hours due to the presence of 5 schools in the neighbourhood as well as movement into and out of the University of Guelph. The construction of bicycle lanes on College Avenue West a few years ago resulted in the elimination of one live traffic lane and the creation of a common left turn lane for traffic moving both east and west on College Avenue. This common lane has created a dangerous situation when attempting to turn left onto Lynwood Avenue, particularly in late afternoon with outflow from the University. Vehicles travelling west and wishing to turn left onto Scottsdale often move into the common lane prematurely, resulting in head-on interference with vehicles turning left from College Avenue onto Lynwood Avenue. The site plan for the proposed development places the entrance directly opposite the entrance to Lynwood Avenue from College Avenue. My concern is that this head-on interference will be worsened as vehicles making left turns into the proposed development, vehicles wishing to turn left onto Lynwood Avenue, and vehicles proposing to turn left onto Scottsdale will be travelling in opposite directions in the common left turn lane at the same time. The transportation impact study has not captured this point. Indeed, it is necessary to actually use these intersections in order to appreciate the difficulties. I ask that you take my comments into consideration with respect to this application.

Yours truly,



John E. Gruzleski
[REDACTED]

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Tuesday, November 12, 2019
Subject	Statutory Public Meeting Report 1354 Gordon Street Proposed Official Plan Amendment and Zoning By-law Amendment File: OZS19-008 Ward 6
Report Number	IDE-2019-116

Recommendation

That Report IDE-2019-116 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File: OZS19-008) by Weston Consulting, on behalf of the owner, 1354 Gordon Street Inc., to permit the development of an eight storey mixed use building with 88 apartment units, commercial uses at grade and a gas service station on the property municipally known as 1354 Gordon Street and legally described as Part of Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in RO708553, Except Parts 1, 2 and 3, 61R-9367 from Infrastructure, Development and Enterprise dated November 12, 2019, be received.

Executive Summary

Purpose of Report

To provide planning information on applications requesting approval of an Official Plan Amendment and Zoning By-law Amendment to permit the development of an eight storey mixed use building with 88 apartment units, commercial uses at grade and a gas service station on the property municipally known as 1354 Gordon Street. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

Key Findings

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

Financial Implications

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

Report

Background

Applications for an Official Plan Amendment and Zoning By-law Amendment have been received for the property municipally known as 1354 Gordon Street from Weston Consulting on behalf of the property owner 1354 Gordon Street Inc. The applications have been submitted to permit the development of an eight storey mixed use building with 88 apartment units, commercial uses on the ground floor and a standalone gas service station on the subject lands. The Official Plan Amendment and Zoning By-law Amendment applications were received by the City on August 30, 2019 and deemed to be complete on September 27, 2019.

The Official Plan Amendment proposes introduce a new, site-specific policy for the subject lands to permit a maximum building height of eight (8) storeys and to recognize the proposed maximum net density of 139 units per hectare. The existing "Neighbourhood Commercial Centre" land use designation in the Official Plan would remain.

The Zoning By-law Amendment proposes to rezone the subject lands from the current 'Urban Reserve' (UR) zone to a specialized 'General Apartment' (R.4A-?) zone.

Location

The subject lands are located at the southeast corner of the intersection of Gordon Street and Arkell Road (see Location Map and Orthophoto in Attachment 1 and Attachment 2, respectively). The subject lands have a site area of 0.65 hectares, with a frontage of 118 metres along Gordon Street and 43 metres along Arkell Road.

Surrounding land uses include:

- To the north, across Arkell Road, a temporary real estate sales office, beyond which is the Salvation Army Guelph Citadel;
- To the east, a vacant residential parcel fronting onto Arkell Road, beyond which is the Arkell Road Bible Chapel;
- To the south, a commercial mall with restaurant, a bakery and office uses; and
- To the west, across Gordon Street, single detached dwellings.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is "Neighbourhood Commercial Centre" (See Attachment 4). The Neighbourhood Commercial Centre land use designation intends to establish local convenience and neighbourhood commercial uses to serve the needs of residents living and working in nearby neighbourhoods and employment districts. Multiple unit residential uses are permitted in this land use designation, provided they are within mixed-use buildings to a maximum height of six (6) storeys. Commercial, retail and service uses are also permitted as standalone uses.

Further details of the "Neighbourhood Commercial Centre" land use designation are included in Attachment 3.

Existing Zoning

The subject lands are currently zoned "Urban Reserve" (UR) according to Zoning By-Law (1995)-14865, as amended (See Map in Attachment 4). In general, the UR Zone permits agricultural, environmental, and recreational uses. The UR Zone does not permit residential or commercial uses.

The Official Plan allows for the UR Zone in situations where, at the time the Zoning By-law was passed, there was insufficient information to determine specific zoning categories to implement the policies and provisions of the Official Plan. Further, the UR Zone may also be applied where development of lands at the time is considered to be premature because adequate municipal services are not available.

The existing zoning map is included in Attachment 4.

Proposed Official Plan Amendment

The applicant is requesting an Official Plan Amendment to add a site specific policy to the existing "Neighbourhood Commercial Centre" land use designation to permit the proposed mixed use building to be a total of eight (8) storeys in height, whereas mixed use buildings in this designation are limited to six (6) storeys in height.

Although there is no policy for net density in the "Neighbourhood Commercial Centre" land use designation, for clarity, the applicant is also requesting to include a policy to limit the net density to 139 units per hectare.

The proposed Official Plan Amendment is included in Attachment 4.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to change the zoning from the current "Urban Reserve" (UR) Zone to a specialized "General Apartment" (R.4A-?) Zone.

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

- In addition to the permitted uses in Section 5.4.1.1, a Retail Establishment, Office, Restaurant, Restaurant (take-out), Personal Service Establishment and Vehicle Gas Bar shall also be permitted on the ground floor or as standalone uses;
- To permit a maximum net density of 139 units per hectare, whereas the net density is limited to 100 units per hectare;
- To permit a minimum front and exterior side yard of 3 metres, whereas a minimum front and exterior side yard of 6 metres is required;
- To permit a minimum setback between buildings of 5 metres, whereas a minimum setback of one-half the total height of the two buildings or 15 metres

is required (whichever is greater) when one of the two building facades contains habitable windows;

- To permit a minimum common amenity area of 189 square metres, whereas a minimum common amenity area of 1,960 square metres is required for a building with 88 apartment dwelling units;
- To permit a floor space index (F.S.I.) of 1.9, whereas the F.S.I. is limited to 1.0; and
- To permit a combined parking space ratio for retail and restaurant uses of 1 space per 13.8 square metres (58 spaces for 800 square metres of combined retail and restaurant gross floor area, not including the vehicle gas bar use), whereas retail uses require a parking space ratio of 1 space per 16.5 square metres and restaurant uses require a parking space ratio of 1 space per 7.5 square metres (78 spaces for 400 square metres of retail and 400 square metres of restaurant gross floor area, not including the vehicle gas bar use).

The proposed Zoning is shown in Attachment 5.

Proposed Development

The property owner is proposing to redevelop the subject lands to include an eight (8) storey, mixed use building with 88 apartment dwelling units, 800 square metres of commercial gross floor area on the ground level of the building, and a standalone vehicle gas bar and associated convenience store.

A total of 212 off-street parking spaces is proposed to be provided for the development. Specifically, 58 parking spaces are proposed for the retail and restaurant uses within the mixed use building (43 surface and 15 underground spaces), 16 surface spaces for the standalone vehicle gas bar and associated convenience store, and 138 underground spaces for the apartment units.

The existing buildings on the subject lands would be demolished to accommodate the proposed mixed use development.

The proposed redevelopment concept plan is shown in Attachment 6.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by Weston Consulting, dated August 30, 2019;
- Conceptual Site Plan, prepared by Daniel Johnson Architect Inc., dated August 29, 2019;
- Urban Design Brief, prepared by Weston Consulting, dated August 30, 2019;
- Building Elevations/Renderings, prepared by Daniel Johnson Architect Inc., dated August 29, 2019;
- Functional Servicing and Stormwater Management Report, prepared by Counterpoint Engineering Inc., dated August 26, 2019, including:
 - i. Site Grading Plan;
 - ii. Site Servicing Plan;

- Sun and Shadow Study Report and Letter, prepared by Daniel Johnson Architect Inc., dated August 29, 2019;
- Transportation Impact Study, prepared by R.J. Burnside and Associates Ltd., dated August 30, 2019;
- Parking Review, prepared by R.J. Burnside and Associates Ltd., dated August 30, 2019;
- Noise Study, prepared by HGC Engineering Ltd., dated August 27, 2019;
- Phase 1 and 2 Environmental Site Assessments, prepared by G2S Environmental Consulting Inc., dated November 2017 and October 27, 2018 respectively;
- Supplemental Soil and Groundwater Investigation, prepared by G2S Environmental Consulting Inc., dated August 2, 2019;
- Designated Substances Survey, prepared by G2S Environmental Consulting Inc., dated August 13, 2019;
- Archaeological Assessment, prepared by Detritus Consulting Ltd., dated August 23, 2019;
- Arborist Report, prepared by MHBC Planning, dated August 29, 2019, including:
 - i. Landscape Concept Plan;
 - ii. Tree Preservation Plan; and
- Topographic Survey, prepared by Black, Shoemaker, Robinson and Donaldson Limited, dated June 26, 2019.

Staff Review

The review of this application will address the following:

- Evaluation of the proposal against the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluation of the proposal's conformity with the Official Plan land use designations and policies, including any related amendments;
- Consideration of the merits of the Official Plan Amendment;
- Review of the proposed zoning, including specialized regulations;
- Review of the built form and design of the proposed development, including shadow impacts of the apartment building on adjacent properties, the building's massing and interface with Gordon Street;
- Review of the proposal's land use and built form compatibility with adjacent and established land uses;
- Review of traffic impacts, grading and site serving;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update; and
- Address all comments and issues raised during the review of the application.

Once the application is reviewed and all issues are addressed, a report from Infrastructure, Development and Enterprise with a recommendation will be considered at a future meeting of Council.

Financial Implications

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

Consultations

The Notice of Complete Application and Public Meeting was mailed on October 9, 2019 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on October 24, 2019. Notice of the application has also been provided by signage on the property, which was installed on October 10, 2019. All supporting documents and drawings submitted with the application have been posted on the City's website.

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and Design an increasingly sustainable city as Guelph grows

Alignment

The review of this development application will include an assessment of its conformity with the policies of the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows.

Priority

Working together for our future

Direction

Improve how the City communicates with residents and delivers services

Alignment

The Public Meeting being held on the proposed development applications provides the opportunity for City Council, residents and community groups to learn more, ask questions and provide comments on the proposed development.

Attachments

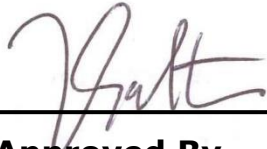
- Attachment 1 – Location Map and 120 m Circulation
- Attachment 2 – Aerial Photograph
- Attachment 3 – Official Plan Land Use Designations and Policies
- Attachment 4 – Proposed Official Plan Amendment and Associated Policies
- Attachment 5 – Existing Zoning
- Attachment 6 – Proposed Zoning and Details
- Attachment 7 – Proposed Development Concept
- Attachment 8 – Conceptual Rendering

Departmental Approval

Not applicable

Report Author

Michael Witmer, MCIP, RPP
Senior Development Planner



Approved By

Todd Salter, MCIP, RPP
General Manager
Planning and Building Services
Infrastructure, Development and
Enterprise Services
519-822-1260 extension 2395
todd.salter@guelph.ca

Approved By

Chris DeVriendt, MCIP, RPP
Manager of Development Planning

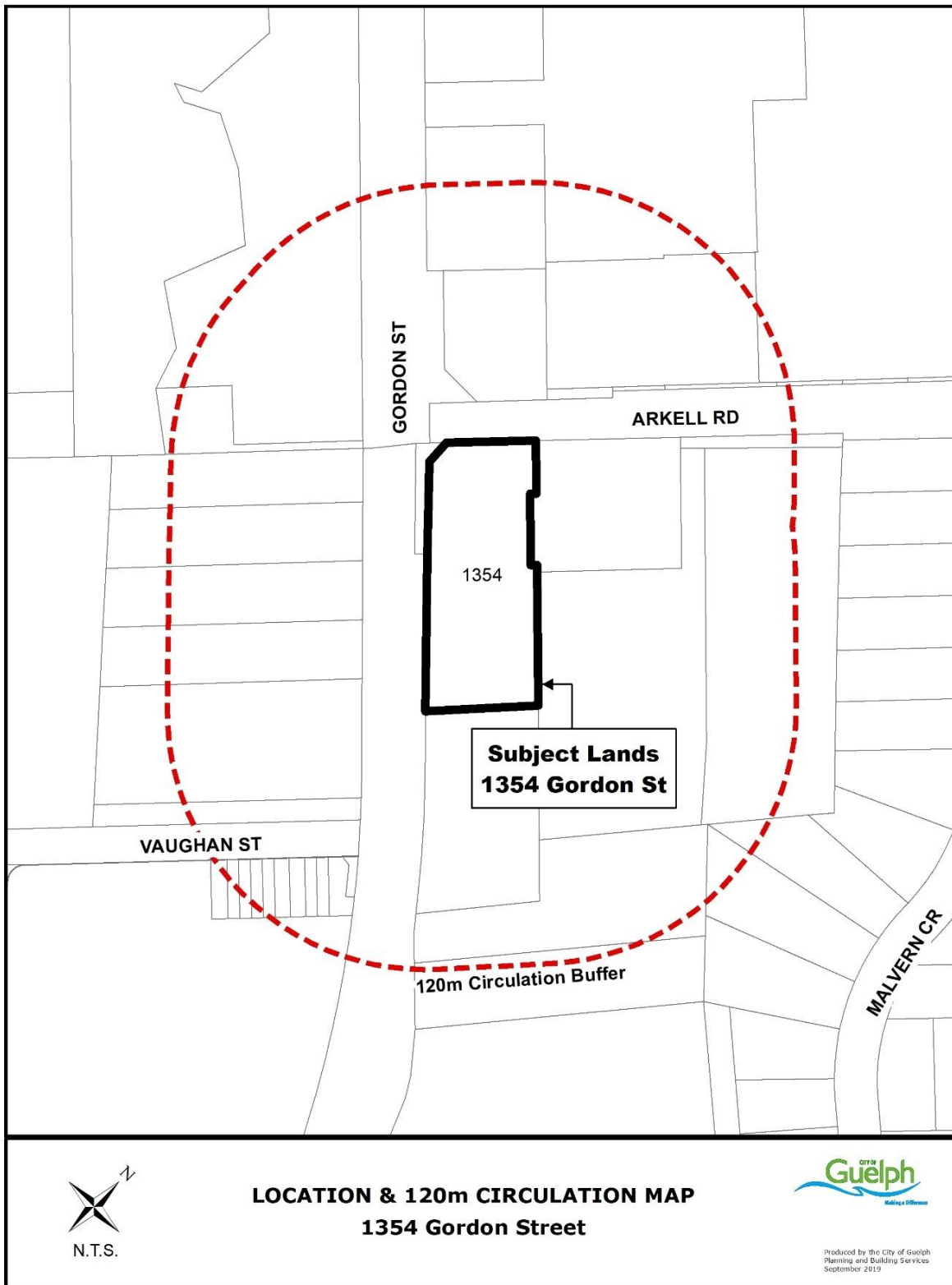


Recommended By

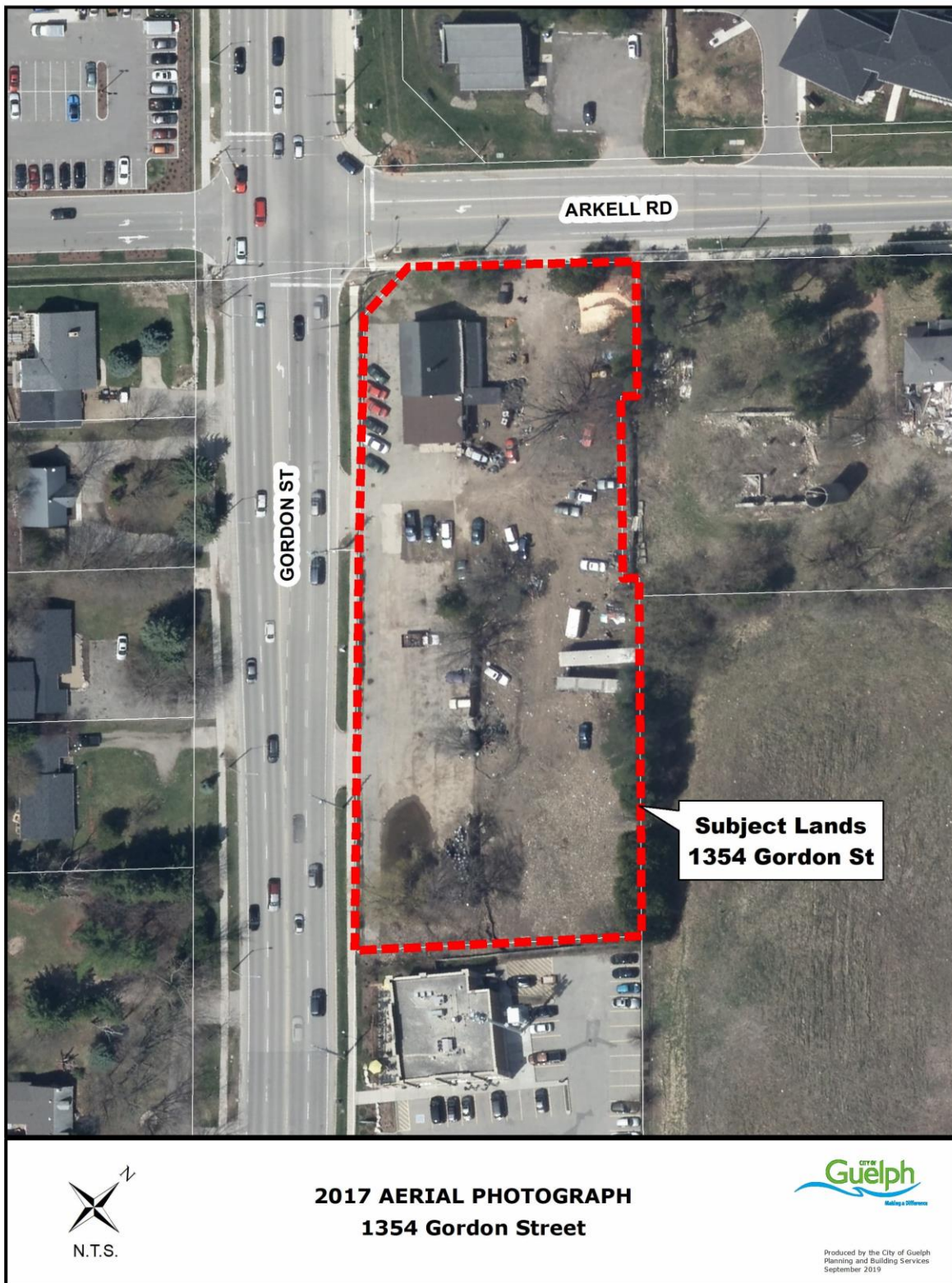
Kealy Dedman, P.Eng, MPA
Deputy Chief Administrative Officer
Infrastructure, Development and
Enterprise Services
519-822-1260 extension 2248
kealy.dedman@guelph.ca

Attachment 1:

Location Map and 120 m Circulation

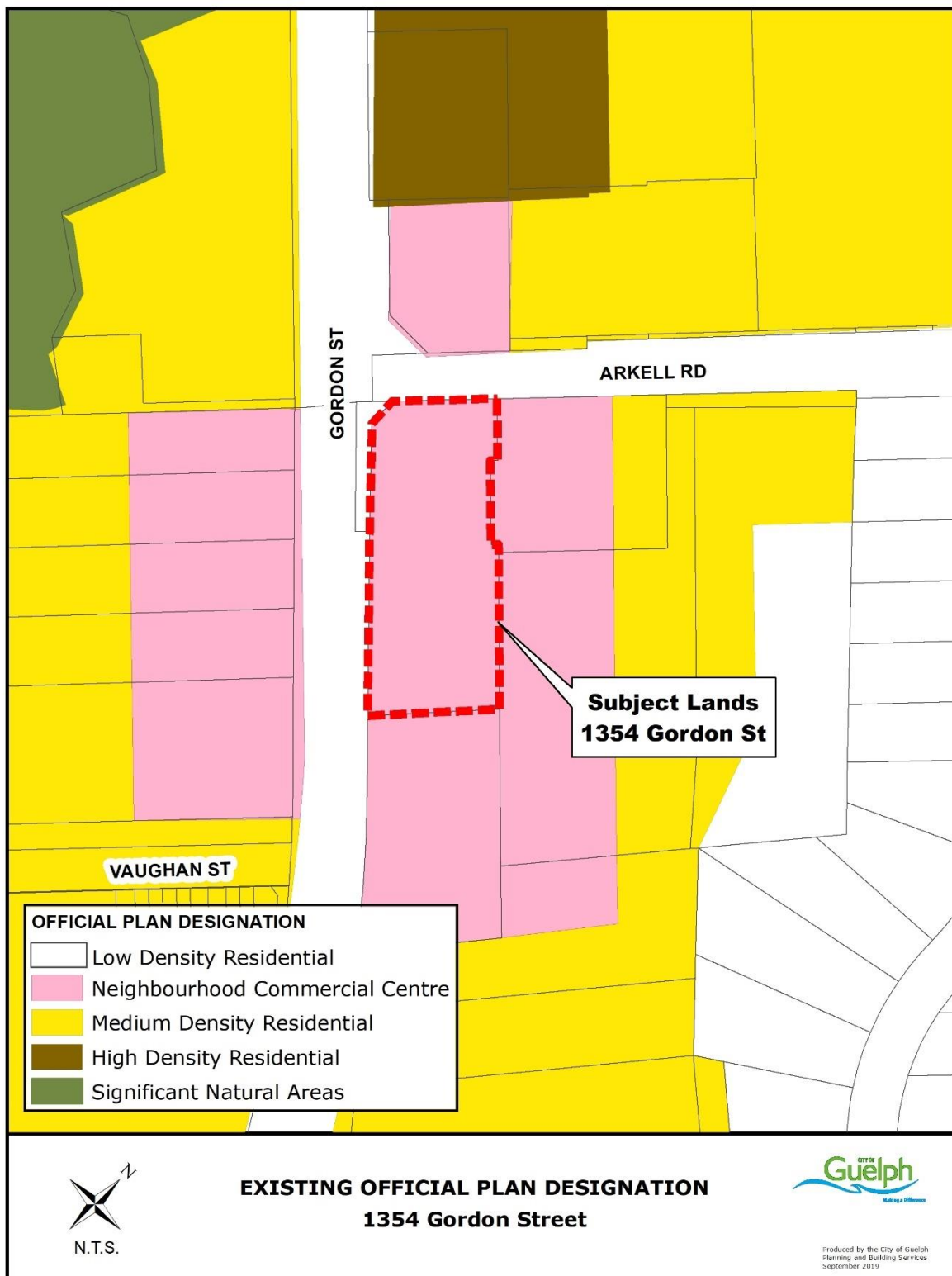


Attachment 2: Aerial Photograph



Attachment 3:

Official Plan Land Use Designations and Policies



Attachment 4:

Official Plan Land Use Designations and Policies

9.4.4 Neighbourhood Commercial Centre

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

Objectives

- a. To establish local convenience and neighbourhood commercial uses within a convenient walking distance of residential areas.
- b. To ensure Neighbourhood Commercial Centres are developed in a cohesive and coordinated manner that is compatible with the surrounding residential neighbourhood.
- c. To primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts.
- d. To be connected to surrounding neighbourhoods through the City's pedestrian trails, walkways and by transit.

Policies

1. The Neighbourhood Commercial Centre designations on Schedule 2 recognize the existing centres within the city and identify the general location of new Neighbourhood Commercial Centres.
2. To prevent the creation of strip commercial development comprising a series of Neighbourhood Commercial Centres located adjacent to one another along a major street, it is the general requirement of this Plan that designated Neighbourhood Commercial Centres have a minimum distance separation from one another of 500 metres.
3. This Plan intends that a Neighbourhood Commercial Centre shall not be extended or enlarged to provide more than 4,650 square metres (50,000 square feet) of gross floor area.
4. Notwithstanding policy 9.4.4.3, the existing Neighbourhood Commercial Centres listed below will be permitted to provide a maximum of 10,000 square metres (108,000 square feet) of gross floor area:
 - Speedvale Avenue at Stevenson Street
 - Victoria Road at Grange Street
 - Victoria Road at York Road
 - Kortright Road at Edinburgh Road
 - Harvard Road at Gordon Street
 - Kortright Road at Gordon Street
 - Wellington Street at Imperial Road.
5. A Neighbourhood Commercial Centre as listed in policy 9.4.4.4 shall only be extended or enlarged to provide more than 10,000 square metres (108,000 square feet) of gross floor area by amendment to this Plan and shall require a Market Impact Study.
6. The maximum gross floor area of an individual retail use within a Neighbourhood Commercial Centre shall be 3,250 square metres (35,000 square feet).

7. The City will require the aesthetic character of site and building design to conform to the Urban Design policies of this Plan and applicable guidelines, and will incorporate measures into the approval of Zoning By-laws and Site Plans to ensure conformity.
8. Where new development occurs within a Neighbourhood Commercial Centre, adjacent lands will be integrated in terms of internal access roads, entrances from public streets, access to common parking areas, open space, urban squares, grading and stormwater management systems.
9. Development within the Neighbourhood Commercial Centre designation will be designed to be connected to the wider community by footpaths, sidewalks and bicycle systems and by the placement of buildings in close proximity to the street line near transit facilities.
10. Applications for the purpose of establishing or expanding a Neighbourhood Commercial Centre designation will be required to satisfy the following criteria:
 - i. located with direct access to an arterial or collector road, preferably at an arterial or collector road intersection;
 - ii. the location will contribute to the creation of a compact, well defined node oriented to a major intersection and does not promote the creation of 'strip commercial' development along a major street;
 - iii. iii) designed in a manner that is compatible with the building design and use of surrounding properties;
 - iv. the location shall minimize the impact of traffic, noise, signs and lighting on adjacent residential areas;
 - v. adequate site area will be provided for parking, loading and all other required facilities; and
 - vi. adequate landscaping, screening and buffering will be provided to preserve the amenities and appearance of surrounding properties.

Permitted Uses

11. The following uses may be permitted in Neighbourhood Commercial Centres, subject to the applicable provisions of this Plan:
 - i. commercial, retail and service uses;
 - ii. small-scale offices;
 - iii. community services and facilities;
 - iv. live/work;
 - v. multiple unit residential within mixed-use buildings; and
 - vi. urban squares.
12. Vehicle sales and vehicle repair uses shall not be permitted.
13. Development will be planned and designed to maintain the principal commercial function. Residential uses are not permitted on the ground floor.

Height and Density

14. The maximum height is six (6) storeys.
15. Additional building height and density may be considered subject to the Height and Density Bonus provisions of this Plan.

Attachment 4:

Proposed Official Plan Amendment

The proposed Official Plan Amendment applies to Part of Southwest Part of Lot 7, Concession 8 (Geographic Township of Puslinch), as in RO708553, Except Parts 1, 2 and 3, 61R-9367, municipally known as 1354 Gordon Street ('subject lands'). The purpose of the proposed Official Plan Amendment is to permit a maximum building height of eight (8) storeys and to limit the next density to 139 units per hectare.

Attachment 5: Existing Zoning



Attachment 6: Proposed Zoning and Details



Attachment 6 (continued):

Proposed Zoning and Details

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

Regulations

In accordance with Section 4 (General Provisions) and Section 5.4 and Table 5.4.2 (Regulations Governing R.4 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

- In addition to the permitted uses in Section 5.4.1.1, a Retail Establishment, Office, Restaurant, Restaurant (take-out), Personal Service Establishment and Vehicle Gas Bar shall also be permitted on the ground floor or as standalone uses;
- To permit a maximum net density of 139 units per hectare, whereas the net density is limited to 100 units per hectare;
- To permit a minimum front and exterior side yard of 3 metres, whereas a minimum front and exterior side yard of 6 metres is required;
- To permit a minimum setback between buildings of 5 metres, whereas a minimum setback of one-half the total height of the two buildings or 15 metres is required (whichever is greater) when one of the two building facades contains habitable windows;
- To permit a minimum common amenity area of 189 square metres, whereas a minimum common amenity area of 1,960 square metres is required for a building with 88 apartment dwelling units;
- To permit a floor space index (F.S.I.) of 1.9, whereas the F.S.I. is limited to 1.0;
- To permit a combined parking space ratio for retail and restaurant uses of 1 space per 13.8 square metres (58 spaces for 800 square metres of combined retail and restaurant gross floor area, not including the vehicle gas bar use), whereas retail uses require a parking space ratio of 1 space per 16.5 square metres and restaurant uses require a parking space ratio of 1 space per 7.5 square metres (78 spaces for 400 square metres of retail and 400 square metres of restaurant gross floor area, not including the vehicle gas bar use).

Attachment 6 (continued):

Proposed Zoning and Details

5-15

5.4 RESIDENTIAL *APARTMENT* (R.4) ZONES

5.4.1 PERMITTED *USES*

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

17187 5.4.1.1 R.4A - General *Apartment* Zone

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*
- *Maisonette*

- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation* in accordance with Section 4.19.

- ##### 16595 5.4.1.2 R.4B - High Density *Apartment* Zone
- *Apartment Building*
 - *Accessory Uses* in accordance with Section 4.23
 - *Home Occupation* in accordance with Section 4.19.

- ##### 17187 5.4.1.3 R.4C - Central Business District *Apartment* Zone
- *Apartment Building*
 - *Nursing Home*
 - *Home for the Aged*
 - *Retirement Residential Facility*

- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation in accordance with Section 4.19.*

17187 5.4.1.4 R.4D - Infill *Apartment* Zone

The R.4D *Zone* shall only be utilized within the boundaries indicated on Defined Area Map Number 66 of Schedule "A" of this *By-law*. The R.4D *Zone* shall permit the following:

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*
- *Maisonette*

- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation* in accordance with Section 4.19.

Attachment 6 (continued):

Proposed Zoning and Details

5-16

5.4.2 REGULATIONS

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

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

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

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

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

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

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

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

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

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

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

5.4.2.4 Minimum Common Amenity Area

5.4.2.4.1 An amount not less than 30 m² per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m² of **Common Amenity Area** shall be provided and aggregated into areas of not less than 50 m².

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

Attachment 6 (continued):

Proposed Zoning and Details

5-17

- 5.4.2.4.3 A **Common Amenity Area** shall be located in any **Yard** other than the required **Front Yard** or required **Exterior Side Yard**.
- 5.4.2.4.4 **Landscaped Open Space** areas, **Building** roof tops, patios, and above ground decks may be included as part of the **Common Amenity Area** if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges, and landscaped areas).
- 5.4.2.5 Additional **Building** Regulations - R.4B Zone
- 5.4.2.5.1 Despite Row 10 of Table 5.4.2, properties **Zoned** R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall have a maximum **Building Height** of 6 **Storeys** and shall be in accordance with Sections 4.16 and 4.18.
- 5.4.2.5.2 Properties **Zoned** R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall use the R.4C **Zone** regulations as specified in Table 5.4.2 for the following: minimum **Front** and **Exterior Side Yard**, minimum **Side Yard**, minimum **Rear Yard**, minimum distance between **Buildings**, minimum **Common Amenity Area**, minimum **Landscaped Open Space**, and **Floor Space Index** (F.S.I.).

Attachment 6 (continued):

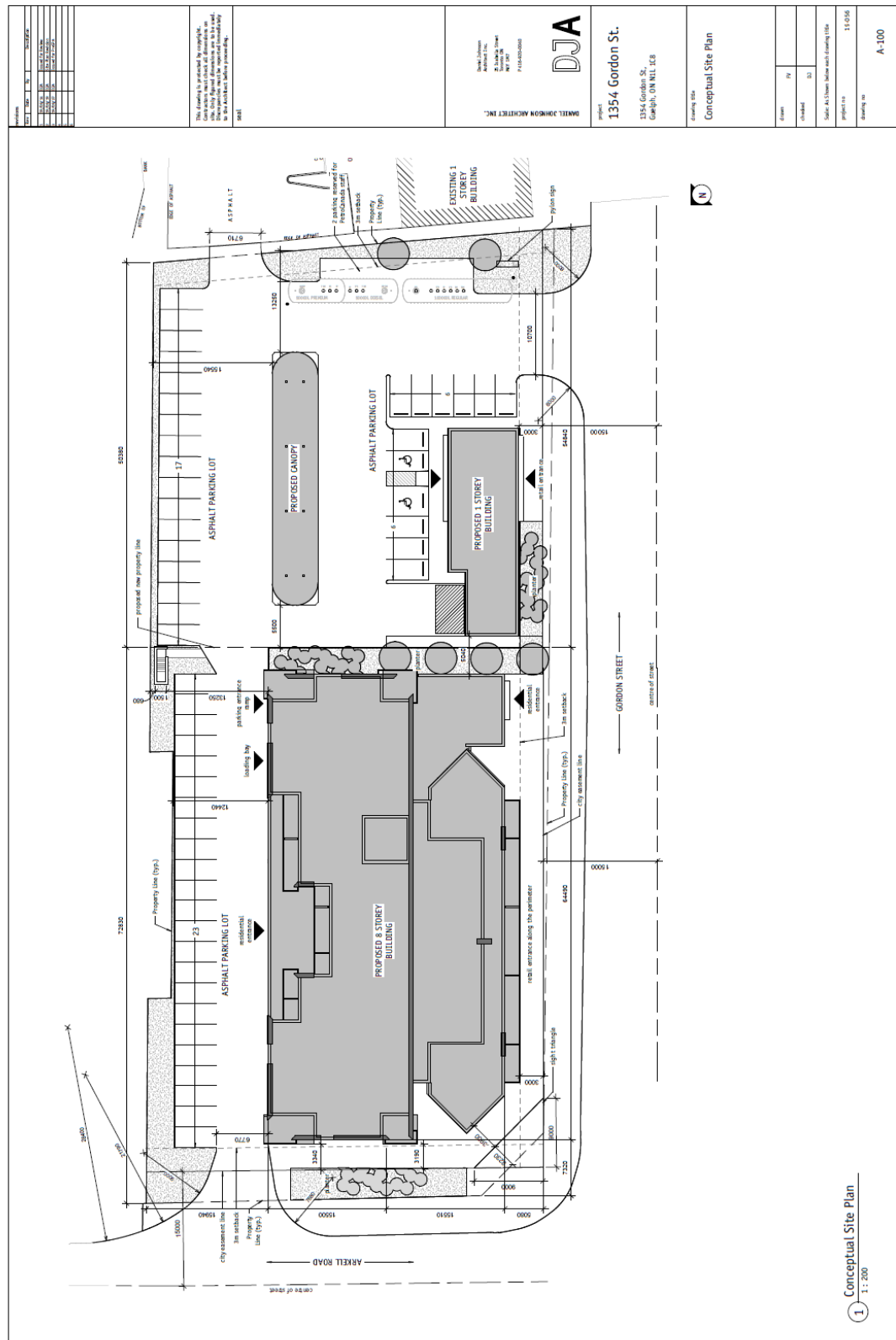
Proposed Zoning and Details

5-18

TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General <i>Apartment</i>	High Density <i>Apartment</i>	Central Business District <i>Apartment</i>	Infill <i>Apartment</i>
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	650 m ²			
4	Minimum Lot Frontage	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum Front and Exterior Side Yard	-----		6 metres	
8	Minimum Side Yard	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	
9	Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .		The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	
14	Off-Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			

Attachment 7: Proposed Development Concept



Attachment 8: Conceptual Rendering



From: blueprintdesignbuild
Sent: Thursday, October 24, 2019 1:09 PM
To: Michael Witmer <Michael.Witmer@guelph.ca>
Subject: Comments for File Number OZS19-008

Only a few small things:

- 1) Lose the Gas station, its too hazardous for arkell and gordon.
- 2) I have no problem with an 8 storey apartment building there. I would keep it set back from arkell as much as possible. Maybe step back at 3rd storey and 6th storey with some amenity/green space?
- 3) If it is going to go through, I propose a redesign, as the current mass is quite terrible looking. It should follow in the same design/feel as the arkell lofts.

Submitted by Dennis Dixon

October 28, 2019

Planning Public Meeting – November 12, 2019

Comment on Proposed OP/Zoning Amendments for 1354 Gordon Street

This letter deals with two aspects of the proposal: 1) the proposed zoning amendment to permit a gas station use; and 2) the proposed 8 storey building height OP amendment. Each of these points will be discussed in turn. Overall, the proposed amendments are inappropriate for the land use and proper development of this important mixed-use neighbourhood corner of the City.

The city's OP designates the area as a neighbourhood commercial centre. A gas station use as a prominent use for such a location does not make sense, i.e., aesthetics via lighting/signage, automobile traffic generation and tuning moving conflict with pedestrians/through arterial traffic, noise, etc. In considering the City's Official Plan policy and also its Urban Design work for the Gordon Street Corridor, this proposed use does not fit this planned neighbourhood, mixed use centre. A gas station is more appropriately designed to fit with the big box commercial nodes on the outer edges of the City or within service commercial strips.

The amendment in height provisions to the recently-approved OP is inappropriate and is not in the best interests of the local or broader Guelph community. Why after careful thought and community planning work over the past decade on the current OP does the developer believe he/she needs to 'break the rules' by suggesting a high-density apartment/ancillary commercial use for the Hamilton Corner? This simply appears as an overzealous greed proposition.

The over-development for the subject property is also evident in the permission request to go to a 139 unit/ha density allowance. This level of development is usually associated to a high density residential designation in the City, and if this was the City's intent then this would have been placed on the subject property. In reviewing the City's Urban Design Concept Plans for the Gordon Street corridor, there is a clear expression of land form and function defined for the Corridor reflective of a mid-rise (maximum 6 storeys), and medium density (maximum 100 units/ha) mixed residential/commercial use context.

The Corridor is already experiencing the increased traffic impact effect of an intensification development agenda that the City has put in place for Gordon Street. The amount of traffic and design provision for all transport modes is currently under scrutiny by an EA for the Gordon/Arnell road area. Why would the City approve an increased development allowance for this property to further aggravate the current congestion/development conflict circumstances? The cumulative impacts of traffic on properties currently developed and currently permitted by the OP should be assessed prior to creating even more allowances for development in the corridor.

Finally, I disagree with the developer agent's Justification Analysis (pg 47) that:

*"It is our opinion that the current Official Plan permissions do not allow for the subject property to achieve optimization of the **provincial** targets or efficient use of lands and infrastructure. The current Official Plan permissions does not allow for the level of intensification and new housing options **required** for the community."*

I think the City Council and staff have a better understanding on what is 'required' for the best planning of the Guelph community considering the experience of attempting to implement the Places to Grow document over the past 13 years. Giving permission for the subject development proposal to proceed would set a bad precedent for future 'over development' within the Gordon St corridor (and most likely, other City-identified intensification corridors of Guelph). I urge Council to deny the OP/Zoning By-law amendment applications.

Thank you for considering my comments.

Sincerely yours,

Paul Kraehling, Ph.D. MCIP RPP (Ret.)



The following planning documents/policies have set the basis for these comments:

City of Guelph Official Plan – OPA 48, last portion of City's OP Update during the past decade - OMB approved October 5, 2017 <http://guelph.ca/plans-and-strategies/official-plan/>

Urban Design Concept Plans for the Gordon Street Intensification Corridor - Endorsed by City Council, April 9, 2018 <https://guelph.ca/wp-content/uploads/UDConceptPlansfortheGordonStreetIntensificationCorridor.pdf>

Gordon Street Corridor (Edinburgh southward to Lowes) Transportation Deficiencies Review – starting May 2019 <https://guelph.ca/city-hall/planning-and-development/community-plans-studies/environment-planning/environmental-assessments/gordon-street-improvements/>

Staff Report



To **City Council**
Service Area Infrastructure, Development and Enterprise Services
Date Wednesday, October 16, 2019
Subject **Decision Report**
1533-1557 Gordon Street and 34 Lowes Road West
Proposed Zoning By-law Amendment
File: ZC1710
Ward 6
Report Number IDE-2019-89

Recommendation

1. That the application from GSP Group on behalf of Reid's Heritage Homes Ltd., RHH Property Management Ltd. and 883928 Ontario Ltd. for a Zoning By-law Amendment (ZC1710) to change the zoning from the current "Residential Single Detached" (R.1B) Zone to a "Specialized General Apartment" (R.4A-54) Zone to permit the development of an 86-unit, 6 (six) storey apartment building on the properties municipally known as 1533-1557 Gordon Street and 34 Lowes Road West and legally described as Part of Lots 7 and 8, Registered Plan 74, Lot 1, Registered Plan 467, City of Guelph, be approved in accordance with Attachment 3 of the Infrastructure, Development and Enterprise Report 2019-89 dated October 16, 2019.
 2. That in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the minor modifications to the proposed Zoning By-law Amendment affecting 1533-1557 Gordon Street and 34 Lowes Road West.
-

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a Zoning By-law Amendment to permit the development of an 86-unit, 6 (six) storey apartment building on the properties municipally known as 1533-1557 Gordon Street and 34 Lowes Road West.

Key Findings

Planning staff support the proposed Zoning By-law Amendment subject to the recommended zoning regulations and conditions in Attachment 3.

Financial Implications

Estimated Development Charges: \$1,197,464 to \$1,675,108 based on 2019 rates.

Estimated Annual Taxes: \$279,115 based on 2019 tax rate for 86 apartment units of varying size.

Report

Background

An application to amend the Zoning By-law was received for the properties municipally known as 1533, 1541, 1549 and 1557 Gordon Street as well as 34 Lowes Road West (hereinafter described as 1533-1557 Gordon Street and 34 Lowes Road West) on November 22, 2017 from GSP Group on behalf of the property owners, Reid's Heritage Homes Ltd., RHH Property Management Ltd. and 883928 Ontario Ltd. The Zoning By-law Amendment application was deemed to be complete on December 21, 2017.

The original development proposal was to change the zoning on the subject lands from the current R.1B (Residential Single Detached) Zone to a specialized R.4A (General Apartment) Zone to permit a 102-unit, six (6) storey apartment building. The applicant's original apartment concept plan is included in Attachment 7.

A statutory Public Meeting to discuss this Zoning By-law Amendment was held before Council on March 19, 2018. At this Public Meeting, members of the public addressed Council, raising concerns primarily related to the apartment building's compatibility with the surrounding built form and land uses, the area's water table, stormwater and drainage, tree loss, noise impacts, traffic impacts and the number of site specific zoning provisions being requested. Since the Public Meeting, the applicant has met with City staff as well as members of the public on numerous occasions and made revisions to their development proposal.

On April 4, 2019, the applicant submitted a revised apartment development proposal to the City. The number of apartment units in the revised proposal has been reduced from 102 units to 86 units. The building massing has also been reduced by dropping the two upper stories on the north and south ends and reducing the building length by 17 metres (changing from 98.9 metres to 81.9 metres in total building length). The revised apartment development concept currently proposed is included in Attachment 8.

The existing five single detached dwellings and associated accessory structures on the subject lands are all proposed to be demolished to accommodate the proposed development. To date, the City has not received demolition applications for any of the structures on the subject lands.

Location

The subject lands are located at the southwest corner of the intersection of Gordon Street and Lowes Road West (see Location Map and Orthophoto in Attachment 1 and Attachment 2, respectively). The five subject properties collectively have a site area of 0.86 hectares, and a combined frontage of 116.4 metres along Lowes Road. The property length along Gordon Street is 128.24 metres.

Surrounding land uses include:

- To the north, a two (2) storey commercial office building at 1515 Gordon Street and six properties with single detached dwellings along the north side of Lowes Road West (of which have recently had a Zoning By-law Amendment and Draft Plan of Vacant Land Condominium approved to permit the development of 36 single detached dwellings on a private condominium road);
- To the east, across Gordon Street, cluster townhouses (1550 Gordon Street);
- To the south, single detached dwellings facing both Gordon Street and Dawn Avenue; and
- To the west, single detached dwellings facing both Lowes Road West and Dawn Avenue.

Official Plan Land Use Designations and Policies

The Official Plan land use designation that applies to the subject lands is "Medium Density Residential" (See Attachment 4). The Medium Density Residential designation is intended to accommodate multiple residential buildings such as townhouses and apartments. Residential developments within the Medium Density Residential land use designation are to be a minimum of two (2) stories in height and a maximum of six (6) stories in height. The density of residential developments is to be between 35 and 100 units per hectare.

Further details of the "Medium Density Residential" land use designation is included in Attachment 4.

Existing Zoning

The subject lands are currently zoned "R.1B" (Residential Single Detached) in the City of Guelph's Zoning By-Law (1995)-14865, as amended (See Map in Attachment 5). The R.1B Zone permits single detached dwellings along with several related accessory uses.

Description of Proposed Zoning By-law Amendment

The applicant is requesting to rezone the subject lands from the current "R.1B" (Residential Single Detached) Zone to an R.4A-54 (Specialized General Apartment) Zone to permit the development of an apartment building. The initial development proposal made in November 2017 was for a 102-unit, six (6) storey apartment building. To accommodate the initial development proposal at the time of the initial submission, the applicant was requesting nine (9) site specific zoning provisions.

Since making the Zoning By-law application and the Public Meeting, in April 2019 the applicant made revisions to their application and is now proposing an 86-unit, six (6) storey apartment building. The overall building size (length) and gross floor area have been reduced, along with changing the location of the off-street parking spaces and the exterior common amenity area. In addition to the standard provisions set out in Section 5.4 – Residential – General Apartment Zone of Zoning By-law (1995)-14864, as amended, the revised apartment proposal is now requesting the following three (3) site-specific zoning provisions:

- To permit a minimum rear yard setback of 18.6 metres;
- To permit a minimum common amenity area of 1340 square metres; and
- To permit a fence in the front yard with a maximum height of 1.8 metres, measured a minimum 30 metres from the Gordon Street lot line.

The proposed zoning is shown in Attachment 6.

Proposed Development

The proposed development as revised by the applicant in April 2019 consists of an 86-unit, six (6) storey apartment building. The apartment building is proposed to have its sole vehicular access off Lowes Road West and will contain 120 surface parking spaces. The building has been redesigned since the original submission in November 2017 to have several private, exterior unit entrances front directly onto Gordon Street. The exterior common amenity areas have been consolidated to surround the base of the building to the west and separate the building from the surface parking lot along with a 185 square metre interior amenity room on the ground level.

The applicant's current development concept plan is shown in Attachment 8.

Staff Review/Planning Analysis

The staff review and planning analysis for this application is provided in Attachment 10. The analysis addresses relevant planning considerations, including the issues and questions that were raised by Council and members of the public at the statutory Public Meeting held on March 19, 2018. Final comments on the revised proposal from internal City departments and agencies are included in Attachment 13. The staff review and planning analysis addresses the following:

- Evaluation of the proposal in accordance with the policies of the 2014 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Evaluate how the application conforms to the Official Plan land use designations and policies including any related amendments;
- Review of the proposed zoning and specialized site-specific provisions;
- Review of the proposed stormwater management strategy, relationship to the area water table, the site's drainage and associated site water balance;
- Review of impacts to the City's Natural Heritage System;
- Review of site servicing capacity and design;
- Review of traffic and noise impacts;
- Confirm support for the 2019 Community Energy Initiative Update (CEI); and
- Address all comments and issues raised during the public review of the applications.

Staff Recommendation

Planning staff are satisfied that the recommended Zoning By-law Amendment is consistent with the 2014 Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The proposed Zoning

By-law Amendment conforms to the objectives and policies of the Official Plan and the three specialized zoning provisions proposed are appropriate for the site and surrounding neighbourhood. Planning staff recommend that Council approve the Zoning By-law Amendment subject to the draft zoning regulations as outlined in Attachment 3.

Financial Implications

Estimated Development Charges: \$1,197,464 to \$1,675,108 based on rates in effect at the time of writing this report.

Estimated Annual Taxes: \$279,115 based on 2019 City tax rate for 86 apartment units of varying size (at an estimated sale price range of \$285,000 to \$350,000).

Consultations

The Notice of Complete Application and Public Meeting was mailed on January 5, 2018 to local boards and agencies, City service areas and property owners within 120 metres of the subject lands. The Notice of Public Meeting was also advertised in the Guelph Mercury Tribune on February 22, 2018. Notice of the application has also been provided by signage on the property, which was installed on January 4, 2018. The statutory Public Meeting was held on March 19, 2018.

Following the Public Meeting, on December 14, 2018, the applicant made a formal resubmission to the City based on interim staff comments and public feedback. This formal submission reduced the apartment building to 89 units as well as the overall size. A Neighbourhood Meeting was held with area residents, City staff and representatives of the developer at City Hall on January 22, 2019. Further revisions were made following the Neighbourhood Meeting to the current proposal in April 2019. On April 9, 2019, a meeting and site walk was held in the neighbourhood with area residents, City staff and representatives of the developer to discuss the current proposal and the overall built form of the neighbourhood.

On September 27, 2019, the Notice of Decision Meeting was sent to members of the public and parties that provided comments on the applications or requested to receive further notice. See Attachment 14 for a full consultation summary.

Attachments

Attachment 1 - Location Map and 120 m Circulation
Attachment 2 - Aerial Photograph
Attachment 3 - Recommended Zoning Regulations and Conditions
Attachment 4 - Official Plan Land Use Designations and Policies
Attachment 5 - Existing Zoning
Attachment 6 - Proposed Zoning and Details
Attachment 7 - Original Site Plan (November 2017)
Attachment 8 - Revised Proposed Site Plan
Attachment 9 - Conceptual Rendering
Attachment 10 - Staff Review and Planning Analysis
Attachment 11 - Community Energy Initiative Update Commitment

Attachment 12 - Hydrogeology Peer Review
Attachment 13 - Departmental and Agency Comments
Attachment 14 - Public Notification Summary

Departmental Approval

Not applicable

Report Author

Michael Witmer, MCIP, RPP
Senior Development Planner



Approved By

Chris DeVriendt, MCIP, RPP
Manager of Development Planning



Approved By

Todd Salter, MCIP, RPP
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Recommended By

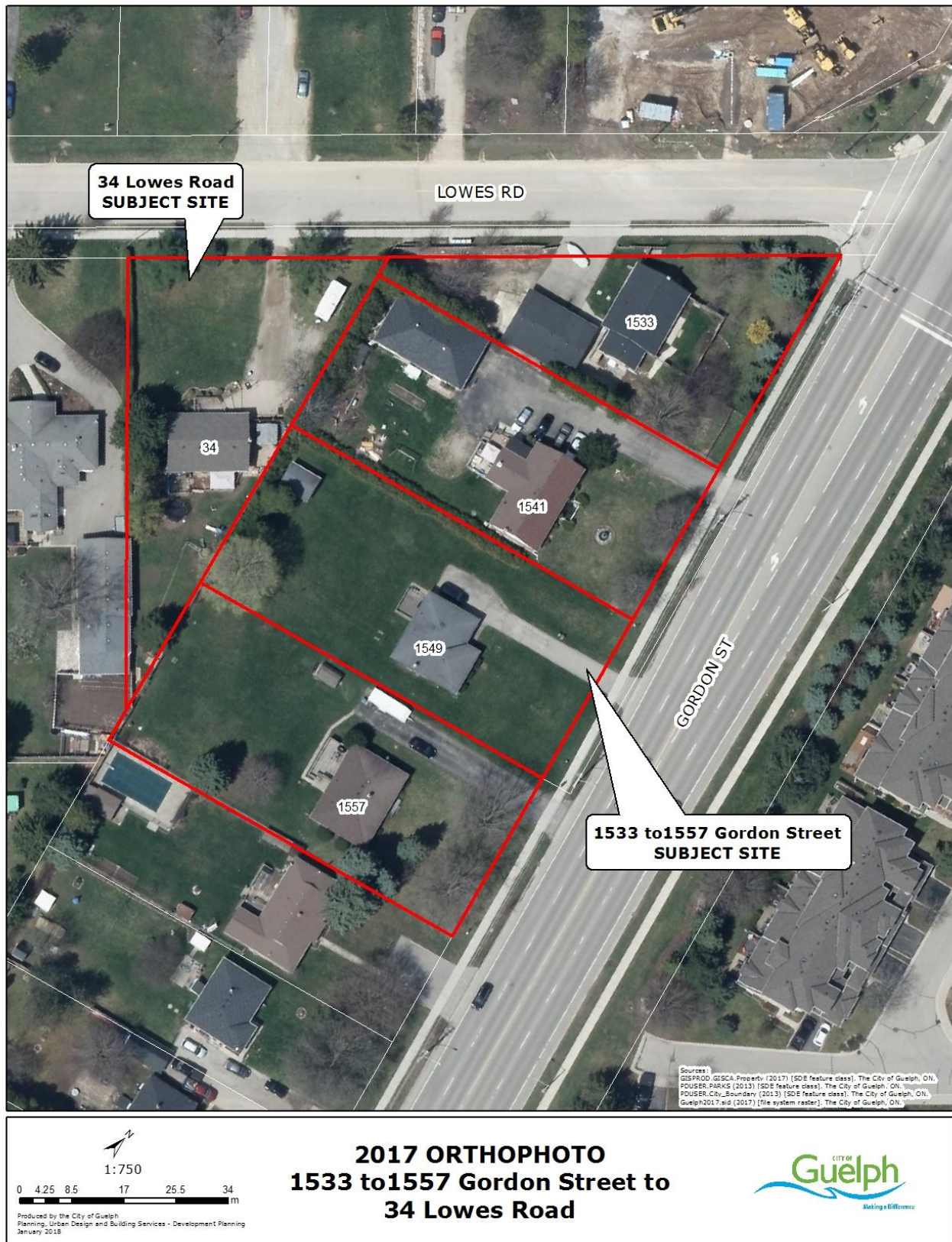
Kealy Dedman, P.Eng, MPA
Deputy Chief Administrative Officer
Infrastructure, Development and
Enterprise Services
519-822-1260 extension 2248
kealy.dedman@guelph.ca

Attachment 1:

Location Map and 120 m Circulation



Attachment 2: Aerial Photograph



Attachment 3:

Recommended Zoning Regulations and Conditions

3A - Zoning Regulations:

Zoning By-law Amendment

The following site-specific zoning is proposed:

Specialized R.4A-54 (General Apartment) Zone

Regulations

In accordance with Section 4 (General Provisions) and Section 5.4 and Table 5.4.2 (Regulations Governing R.4 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

Rear Yard Setback

- To permit a minimum Rear Yard Setback of 18.6 metres whereas the Zoning By-law requires a minimum Rear Yard Setback of 20.2 metres.

Common Amenity Area

- To permit a minimum Common Amenity Area of 1,340 square metres whereas the Zoning By-law requires a minimum Common Amenity Area of 1,920 square metres.

Fences

- To permit a maximum Fence height of 1.8 metres in the Front Yard, beginning at a minimum of 30 metres from the Gordon Street Lot Line, whereas the Zoning By-law limits Fence heights in in the Front Yard of residential Zones to 0.8 metres across the entire Yard.

3B - Proposed Conditions of Site Plan Approval:

The following conditions are provided as information to Council and will be imposed through site plan approval, pursuant to Section 41 of the Planning Act.

1. The Owner shall apply to the City for site plan approval in accordance with Section 41 of The Planning Act. The application shall include submitting detailed site plan, indicating but not limited to such items as proposed servicing, grading and drainage, erosion and sediment control, access, parking and traffic circulation to the satisfaction of the General Manager/City Engineer. Such plans shall be certified by a Professional Engineer. All applications for a building permit shall be accompanied by a plan that shows that the proposed building, grading and drainage is in conformance with the approved overall drainage and grading plan.
2. The Owner acknowledges and agrees that ensuring the suitability of the land from an environmental engineering perspective, for the proposed use(s) is the responsibility of the Developer/Landowner.
3. Prior to site plan approval and prior to any construction or grading on the lands, the Owner shall provide to the City, to the satisfaction of the General

Attachment 3 (continued):

Recommended Zoning Regulations and Conditions

Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer. The cost related to preparation and implementation of such studies, plans and reports shall be borne by the Owner.

- i. A Stormwater Management Report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual". The report must be updated based on comments provided to date, and must address the quantity and quality of stormwater discharge and/or groundwater recharge from the site, demonstrate monthly water balance and show how the site will achieve a post-development groundwater recharge that is equal to the pre-development recharge. It shall also include results of on-site permeameter testing and completed groundwater monitoring program data (minimum July 2017 – July 2019 or beyond) including the seasonal high groundwater elevation. The report shall also include a monitoring and maintenance program for the stormwater management facility.
 - ii. An updated Scoped Hydrogeology Study, updated based on comments prepared by Cole Engineering; the final peer review report prepared by Cole Engineering dated September 6, 2019 provides a summary of the comments (see peer review comments in Attachment 12).
 - iii. A Geotechnical Investigation Report updated based on the above comments.
 - iv. A Grading, Drainage and Servicing Plan prepared by a Professional Engineer for the site.
 - v. A Detailed Erosion and Sediment Control Plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction.
 - vi. A Construction Traffic Access and Control Plan for all phases of servicing and building construction.
 - vii. A Detailed Noise Study certified by a qualified Professional Engineer in accordance with the City of Guelph Noise Control Guidelines.
4. The Owner shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in all plans, studies and reports submitted.
 5. The Owner shall obtain a site alteration permit in accordance with City By-law (2016)-20097 to the satisfaction of the General Manager/City Engineer if grading or earthworks are to occur prior to site plan approval.
 6. Prior to any construction or grading on the lands, the Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore, the Owner shall provide a qualified environmental inspector, satisfactory to the

Attachment 3 (continued):

Recommended Zoning Regulations and Conditions

General Manager/City Engineer, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.

7. The Owner shall pay to the City the actual cost of the design and construction including the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to approval of the plans and prior to any construction or grading on the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cut and/or curb fill.
8. The Owner shall grade, develop and maintain the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the Owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.
9. The Owner shall ensure that any existing domestic wells as well as all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to site plan approval and prior to any construction or grading on the lands.
10. Prior to demolition of the existing houses, the Owner shall locate the position of any existing sanitary sewer, storm sewer, water service laterals and septic systems serving the existing houses. The Owner shall be responsible for the entire cost of removing the existing service laterals from the said lands satisfactory to the City, and removal of any existing septic systems satisfactory to the City.
11. The Owner acknowledges that the City does not allow retaining walls higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/City Engineer.
12. The Owner shall stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches).
13. The Owner shall make satisfactory arrangements with Guelph Hydro/Alectra Utilities and phone and cable providers for the servicing of the lands as well as provisions for any easements and/or rights-of-way for their plant.

Attachment 3 (continued):

Recommended Zoning Regulations and Conditions

14. The Owner shall make satisfactory arrangements with Union Gas for the servicing of the lands as well as provisions for any easements and/or right-of-way for their plant, prior to site plan approval and prior to any construction or grading on the lands.
15. The Owner shall pay the estimated and the actual cost for decommissioning and removal of any services as determined by the General Manager/City Engineer.
16. The Owner shall provide assurance of proper operation and maintenance of the Stormwater management facility, and oil-grit-separator (OGS) unit(s) through the site plan agreement.
17. The Owner shall provide assurance of proper operation and maintenance of the infiltration galleries through the site plan agreement.
18. The Owner agrees to maintain a log for perpetual cleaning/maintenance of oil-grit-separator (OGS) unit(s), Stormwater management facility, and infiltration galleries and agrees to submit the maintenance log for audit purposes to the City and other agencies upon request through the site plan agreement.
19. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare an on-site engineering works cost estimate using the City's template. The estimate is to be certified by the Professional Engineer. The Owner shall provide the City with cash or letter of credit security for the on-site engineering works in an amount satisfactory to the City. The Owner shall pay the engineering on-site works inspection fee to the satisfaction of the City.
20. The Owner shall demonstrate to the satisfaction of the General Manager of Planning and Building Services a commitment to incorporate features into the development that will implement recommendations of the City's Community Energy Initiative (CEI) and the overall goal of becoming a net zero carbon community by 2050.
21. The Developer shall be responsible for a payment in lieu of parkland conveyance for the entire development, in accordance with the City of Guelph Parkland Dedication By-Law (2019)-20366 as amended by the By-Law (2019)-20380 or any successor thereof prior to issuance of any building permits.
22. Prior to Site Plan approval, the Owner shall provide a long form appraisal report prepared for The Corporation of the City of Guelph for the purposes of calculating the amount of payment in-lieu of parkland conveyance pursuant to s.42 of the Planning Act, to the satisfaction of the Deputy CAO of Public Services. The value of the land shall be determined as of the day before the day the first building permit is issued. The long form appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of the City in accordance with the Parkland Dedication Bylaw. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the City, acting reasonably, the City reserves the right to obtain an independent

Attachment 3 (continued):

Recommended Zoning Regulations and Conditions

appraisal for the purposes of calculating the payment in-lieu of parkland conveyance.

23. The Owner and Upper Grand District School Board shall reach an agreement regarding the supply and erection of a sign (at the Owner's expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents of schools in the area.

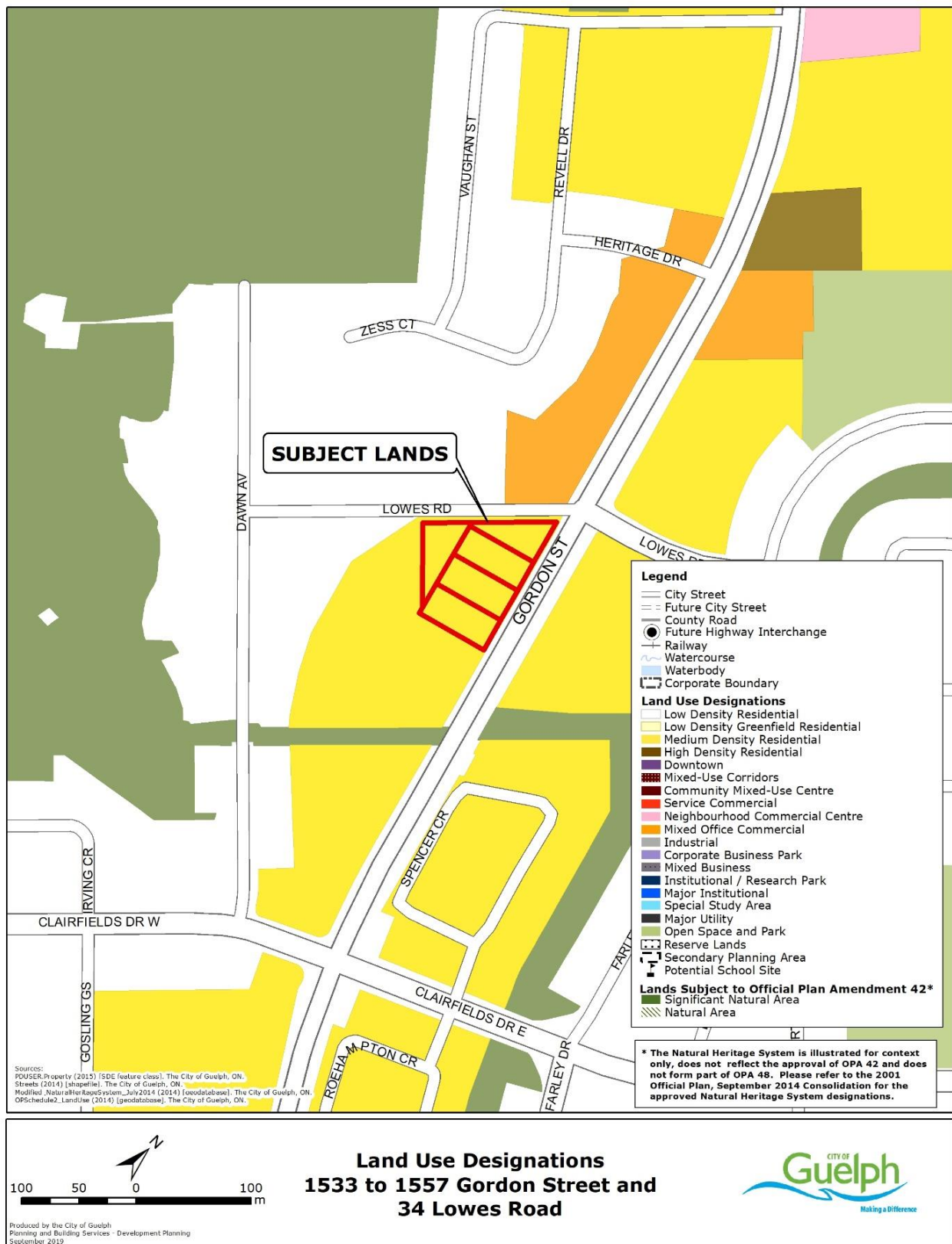
24. The Owner shall agree to advise all purchasers of residential units and/or renters of same, by inserting the following clause into all offers of purchase and sale/lease:

- a. "In order to limit liability, public school buses operated by Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated pick-up point."

25. The Owner shall pay all Development Charges prior to the issuance of any building permits.

Attachment 4:

Official Plan Land Use Designations and Policies



Attachment 4 (continued):

Official Plan Land Use Designations and Policies

9.3.1 General Policies

9.3.1.1 Development Criteria for Multi-Unit Residential Buildings and Intensification Proposals

The following criteria will be used to assess development proposals for multi-unit residential development within all residential designations and for intensification proposals within existing residential neighbourhoods. These criteria are to be applied in conjunction with the applicable Urban Design policies of this Plan.

1. Building form, scale, height, setbacks, massing, appearance and siting are compatible in design, character and orientation with buildings in the immediate vicinity.
2. Proposals for residential lot infill will be compatible with the general frontage of lots in the immediate vicinity.
3. The residential development can be adequately served by local convenience and neighbourhood shopping facilities, schools, trails, parks, recreation facilities and public transit.
4. Vehicular traffic generated from the proposed development will not have an unacceptable impact on the planned function of the adjacent roads and intersections.
5. Vehicular access, parking and circulation can be adequately provided and impacts mitigated.
6. That adequate municipal infrastructure, services and amenity areas for residents can be provided.
7. Surface parking and driveways shall be minimized.
8. Development shall extend, establish or reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclist and vehicular traffic, where applicable.
9. Impacts on adjacent properties are minimized in relation to grading, drainage, location of service areas and microclimatic conditions, such as wind and shadowing.
10. The development addresses public safety, identified public views and accessibility to open space, parks, trails and the Natural Heritage System, where applicable.
11. The conservation and integration of cultural heritage resources, including identified key public views can be achieved subject to the provisions of the Cultural Heritage Resources Section of this Plan.

Attachment 4 (continued):

Official Plan Land Use Designations and Policies

9.3.4 Medium Density Residential

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

Permitted Uses

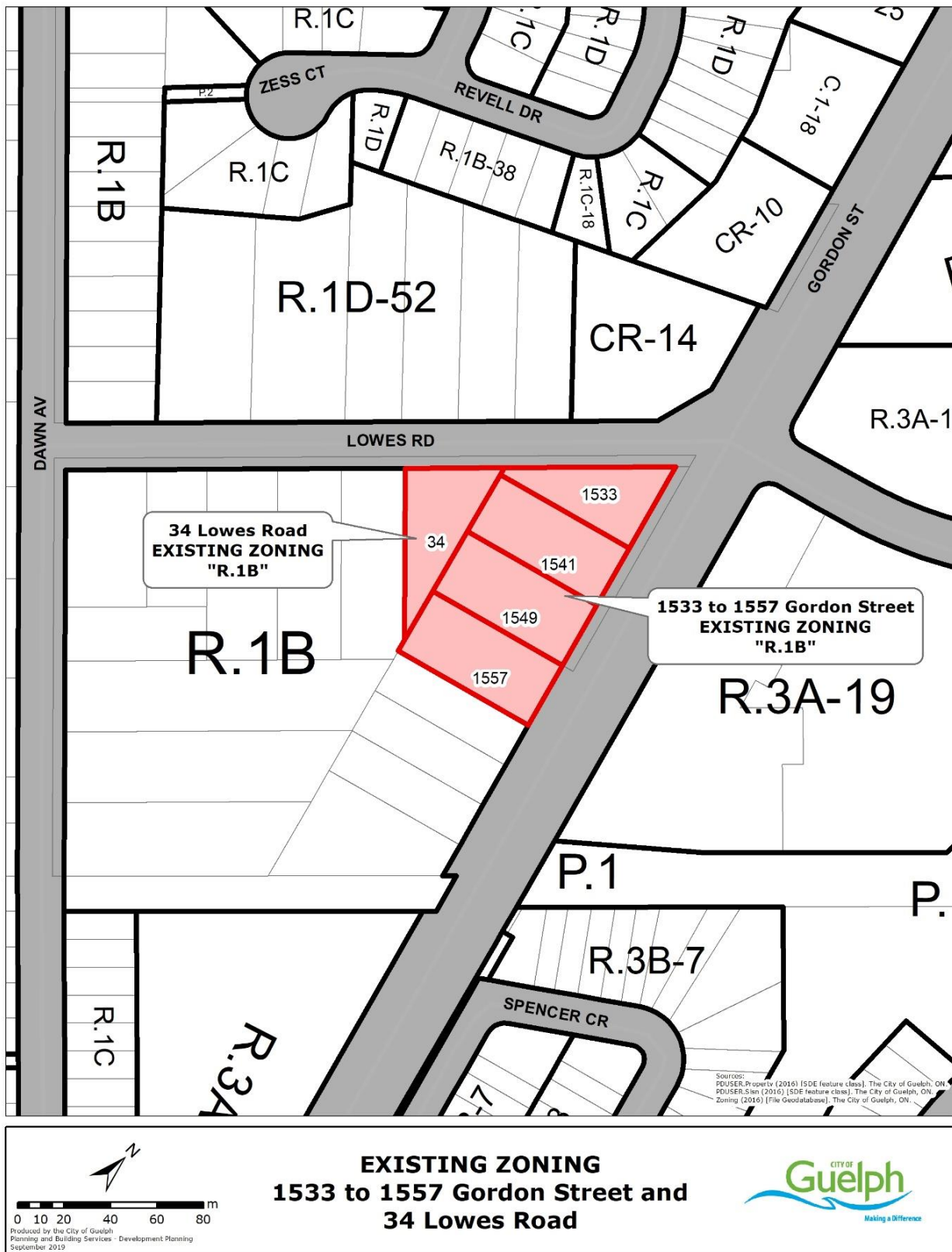
1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - a. multiple unit residential buildings, such as townhouses and apartments.

Height and Density

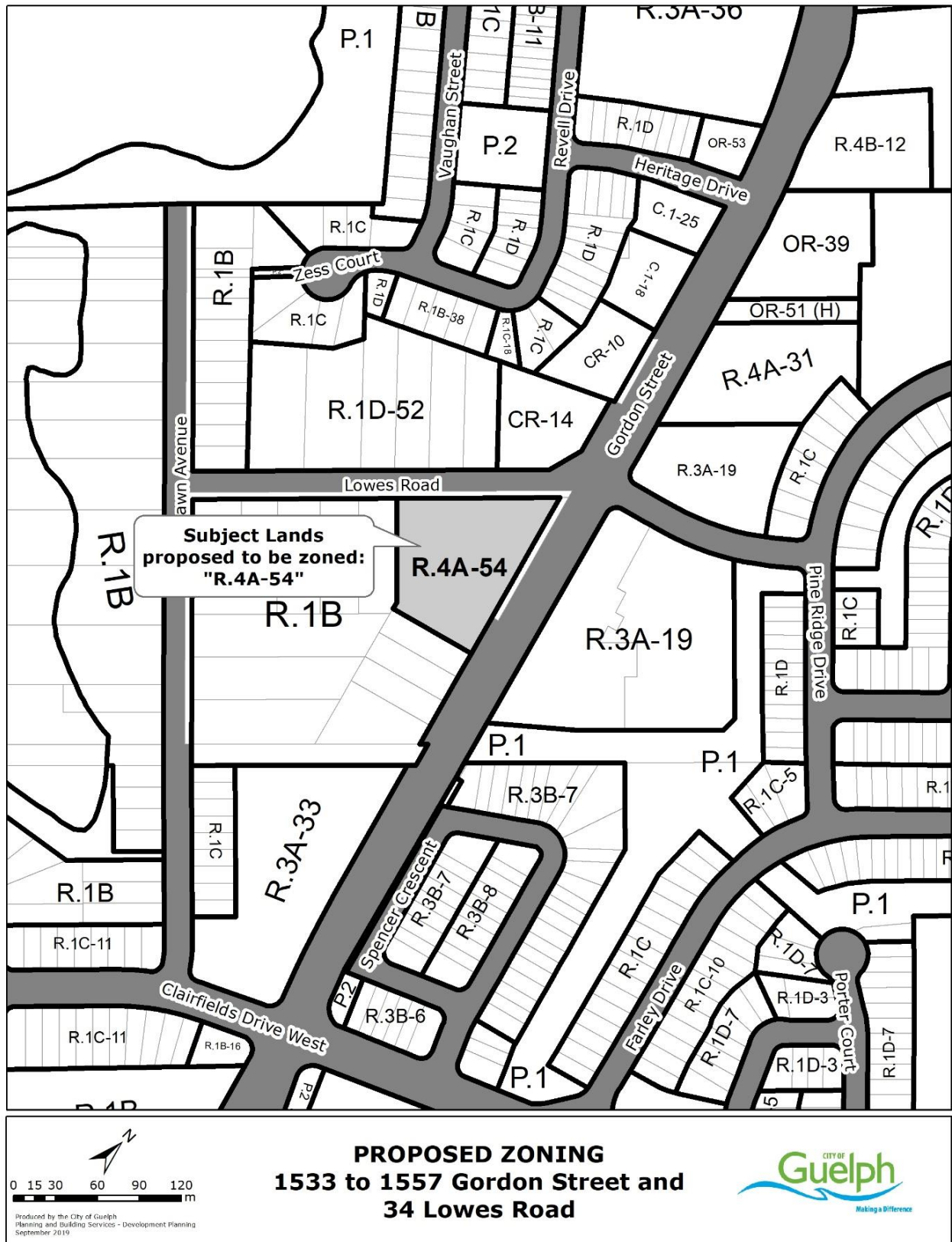
2. The minimum height is two (2) storeys and the maximum height is six (6) storeys.
3. The maximum net density is 100 units per hectare and not less than a minimum net density of 35 units per hectare.
4. Increased height and density may be permitted in accordance with the Height and Density Bonus policies of this Plan.

Attachment 5:

Existing Zoning



Proposed Zoning and Details



Attachment 6 (continued):

Proposed Zoning and Details

Specialized R.4A-54 (General Apartment) Zone

Regulations

In accordance with Section 4 (General Provisions) and Section 5.4 and Table 5.4.2 (Regulations Governing R.4 Zones) of Zoning By-law (1995)-14864, as amended, with the following exceptions:

Rear Yard Setback

- To permit a minimum Rear Yard Setback of 18.6 metres whereas the Zoning By-law requires a minimum Rear Yard Setback of 20.2 metres.

Common Amenity Area

- To permit a minimum Common Amenity Area of 1,340 square metres whereas the Zoning By-law requires a minimum Common Amenity Area of 1,920 square metres.

Fences

- To permit a maximum Fence height of 1.8 metres in the Front Yard, beginning at a minimum of 30 metres from the Gordon Street Lot Line, whereas the Zoning By-law limits Fence heights in in the Front Yard of residential Zones to 0.8 metres across the entire Yard.

Attachment 6 (continued):

Proposed Zoning and Details

5-15

5.4 RESIDENTIAL *APARTMENT* (R.4) ZONES

5.4.1 PERMITTED *USES*

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

17187 5.4.1.1 R.4A - General *Apartment* Zone

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*
- *Maisonette*

- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation* in accordance with Section 4.19.

- ##### 16595 5.4.1.2 R.4B - High Density *Apartment* Zone
- *Apartment Building*
 - *Accessory Uses* in accordance with Section 4.23
 - *Home Occupation* in accordance with Section 4.19.

- ##### 17187 5.4.1.3 R.4C - Central Business District *Apartment* Zone
- *Apartment Building*
 - *Nursing Home*
 - *Home for the Aged*
 - *Retirement Residential Facility*

- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation in accordance with Section 4.19.*

17187 5.4.1.4 R.4D - Infill *Apartment* Zone

The R.4D *Zone* shall only be utilized within the boundaries indicated on Defined Area Map Number 66 of Schedule "A" of this *By-law*. The R.4D *Zone* shall permit the following:

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Retirement Residential Facility*
- *Maisonette*

- *Accessory Uses* in accordance with Section 4.23
- *Home Occupation* in accordance with Section 4.19.

Attachment 6 (continued):

Proposed Zoning and Details

5-16

5.4.2 REGULATIONS

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

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

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

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

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

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

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

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

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

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

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

5.4.2.4 Minimum Common Amenity Area

5.4.2.4.1 An amount not less than 30 m² per dwelling unit for each unit up to 20. For each additional dwelling unit, not less than 20 m² of **Common Amenity Area** shall be provided and aggregated into areas of not less than 50 m².

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

Attachment 6 (continued):

Proposed Zoning and Details

5-17

- 5.4.2.4.3 A **Common Amenity Area** shall be located in any **Yard** other than the required **Front Yard** or required **Exterior Side Yard**.
- 5.4.2.4.4 **Landscaped Open Space** areas, **Building** roof tops, patios, and above ground decks may be included as part of the **Common Amenity Area** if recreational facilities are provided and maintained (e.g. swimming pools, tennis courts, lounges, and landscaped areas).
- 5.4.2.5 Additional **Building** Regulations - R.4B Zone
- 5.4.2.5.1 Despite Row 10 of Table 5.4.2, properties **Zoned** R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall have a maximum **Building Height** of 6 **Storeys** and shall be in accordance with Sections 4.16 and 4.18.
- 5.4.2.5.2 Properties **Zoned** R.4B or specialized R.4B as defined by this **By-law** within the "Older Built-Up Area Outside the CBD" as indicated on Defined Area Map Number 68 shall use the R.4C **Zone** regulations as specified in Table 5.4.2 for the following: minimum **Front** and **Exterior Side Yard**, minimum **Side Yard**, minimum **Rear Yard**, minimum distance between **Buildings**, minimum **Common Amenity Area**, minimum **Landscaped Open Space**, and **Floor Space Index** (F.S.I.).

Attachment 6 (continued):

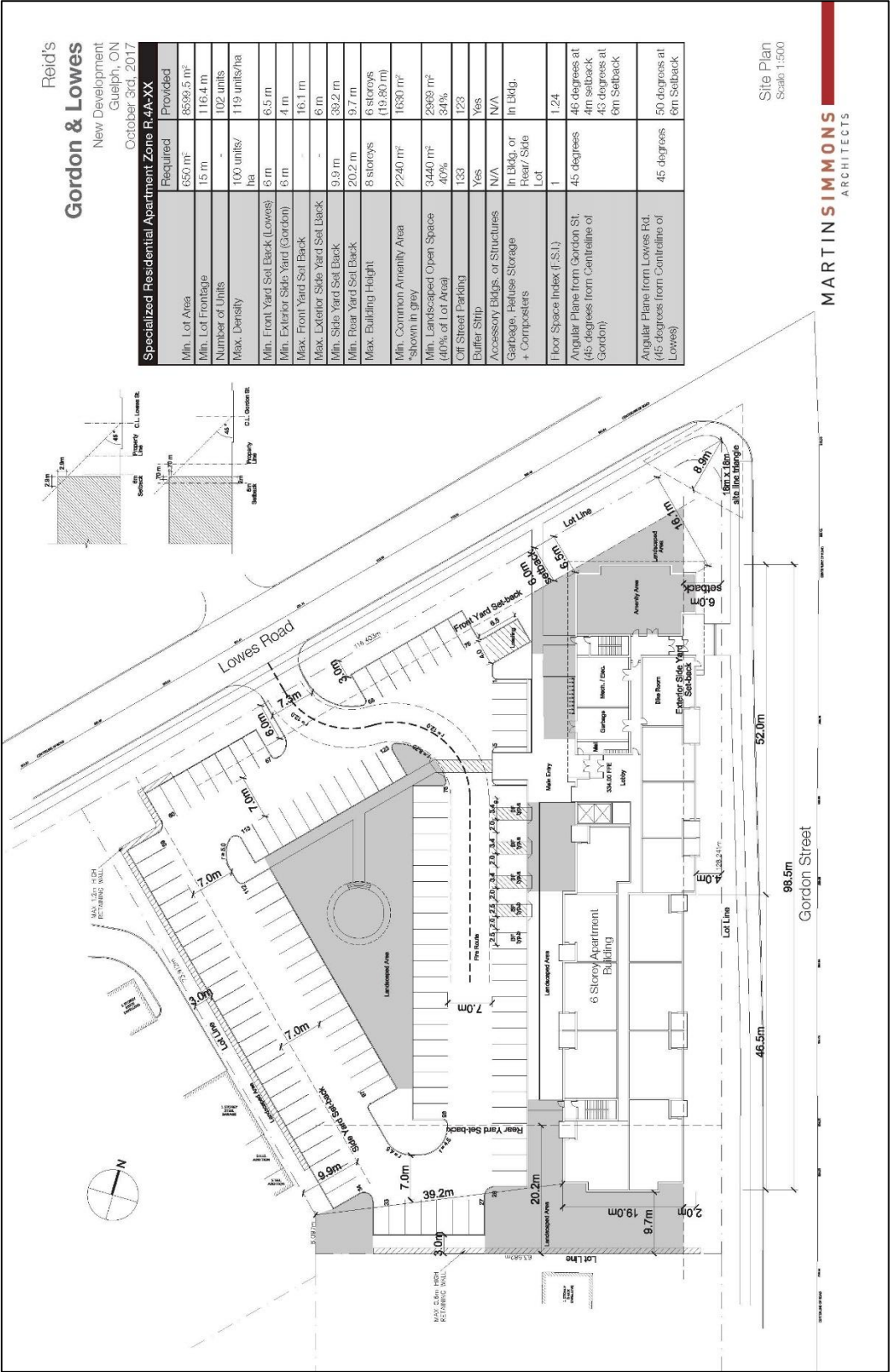
Proposed Zoning and Details

5-18

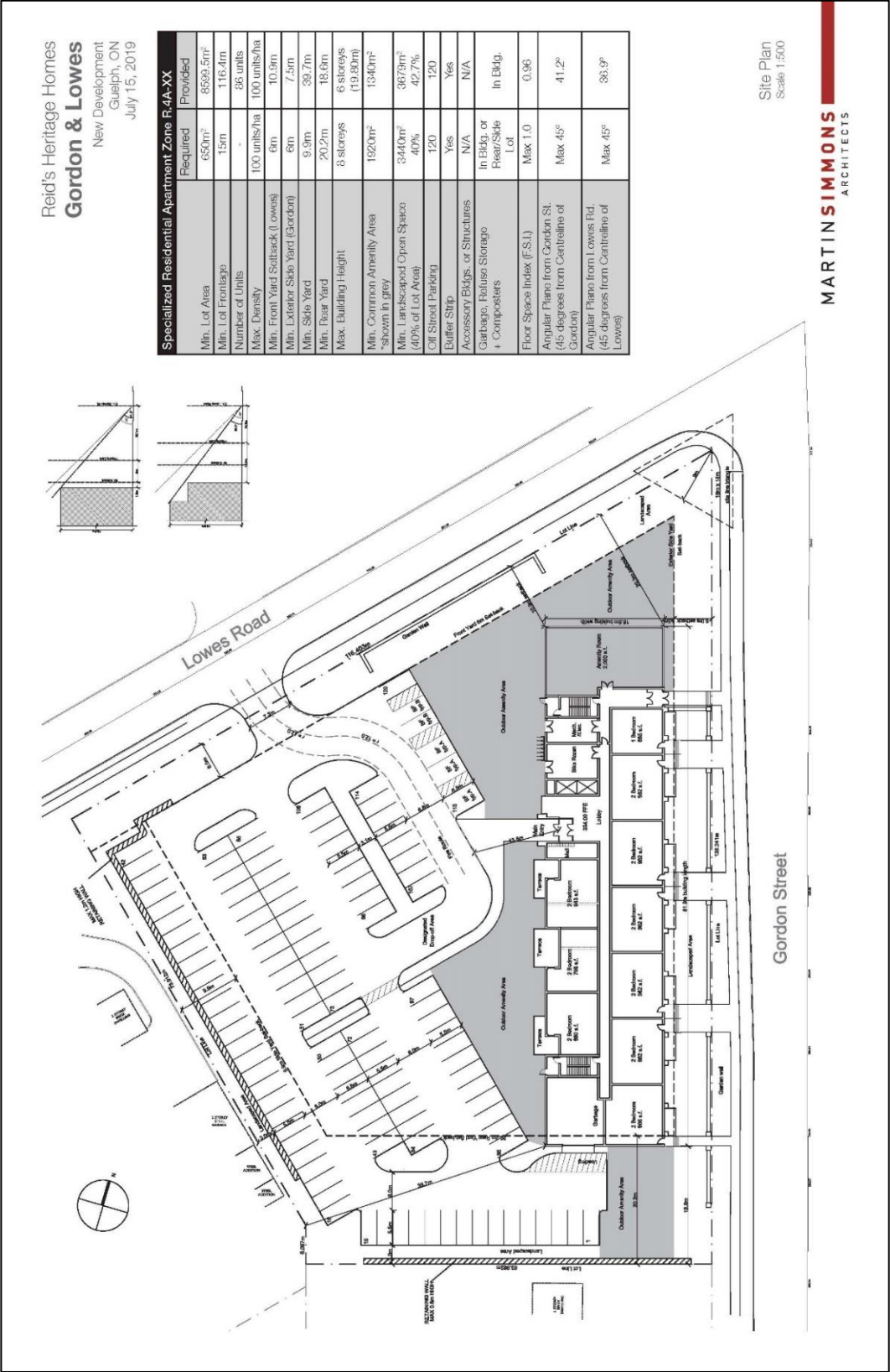
TABLE 5.4.2 - REGULATIONS GOVERNING R.4 ZONES

Row 1	Residential Type	General <i>Apartment</i>	High Density <i>Apartment</i>	Central Business District <i>Apartment</i>	Infill <i>Apartment</i>
2	Zones	R.4A	R.4B	R.4C	R.4D
3	Minimum Lot Area	650 m ²			
4	Minimum Lot Frontage	15 metres			
5	Maximum Density (units/ha)	100	150	200	100
6	Minimum Front and Exterior Side Yard	6 metres and as set out in Section 4.24.		3 metres and in accordance with Section 4.24.	
7	Maximum Front and Exterior Side Yard	-----		6 metres	
8	Minimum Side Yard	Equal to one-half the Building Height but not less than 3 metres and in accordance with Section 5.4.2.1.		Equal to one-half the Building Height but in no case less than 3 metres, except where adjacent to any other R.4, Commercial, Industrial or Institutional Zone . In these circumstances, a minimum of 3 metres is required.	
9	Minimum Rear Yard	Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres.		Equal to 20% of the Lot Depth or one-half the Building Height , whichever is greater, but in no case less than 7.5 metres, except where adjacent to Commercial, Industrial or Institutional Zones . In these circumstances, a minimum of 7.5 metres is required.	
10	Maximum Building Height	8 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map No. 68.	6 Storeys and in accordance with Sections 4.16, 4.18, 6.3.2.3 and Defined Area Map No. 68.	4 Storeys and in accordance with Sections 4.16, 4.18 and Defined Area Map No. 68.
11	Minimum Distance Between Buildings	See Section 5.4.2.2.		See Section 5.4.2.3.	
12	Minimum Common Amenity Area	See Section 5.4.2.4.		None required.	
13	Minimum Landscaped Open Space	20% of the Lot Area for Building Heights from 1 - 4 Storeys and 40% of the Lot Area for Buildings from 5 - 10 Storeys .		The Front Yard of any Lot , excepting the Driveway , shall be landscaped. In addition, no parking shall be permitted within this Landscaped Open Space .	
14	Off-Street Parking	In accordance with Section 4.13.			
15	Buffer Strips	Where an R.4 Zone abuts any other Residential Zone or any Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.			
16	Accessory Buildings or Structures	In accordance with Section 4.5.			
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.			
18	Floor Space Index (F.S.I.)	1	1.5	2	2
19	Fences	In accordance with Section 4.20.			

Attachment 7:
Original Site Plan (November 2017)



Attachment 8:
Revised Proposed Site Plan



Attachment 9: Conceptual Rendering



Gordon St. Elevation

Attachment 10:

Staff Review and Planning Analysis

2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. It is issued under the authority of Section 3 of the Planning Act. As per section 4.2 of the PPS, all planning decisions shall be consistent with the PPS.

Managing and Directing Land Use

Policy Section 1.0 – Building Strong Healthy Communities speaks to efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Policy 1.1.1 of the PPS promotes sustaining healthy, liveable and safe communities. This is achieved in part by promoting efficient development and land use patterns with an appropriate range and mix of residential, employment and other uses to meet long term needs [1.1.1 a), b)]. Also, development must avoid land use patterns that may cause environmental and public health and safety concerns, as well as be cost-effective, efficiently using land and ensuring that the necessary infrastructure is in place to meet the projected needs [1.1.1 c), e), g)]. Development and land use patterns that conserve biodiversity and considers the impacts of climate change is to be promoted [1.1.1 h)].

Policy 1.1.3 requires development in settlement areas such as the City of Guelph to use land and resources wisely, considering opportunities for intensification and redevelopment as well as overall regeneration. Specifically, densities are to be appropriate for and efficiently utilize the infrastructure and public service facilities that are planned or available. In addition, land use and development patterns in settlement areas are to be transit supportive and take into account existing building stock [1.1.3.1, 1.1.3.2 a), b), and 1.1.3.3].

Appropriate development standards are to be promoted that facilitate intensification and an overall compact built form, while mitigating risks to public health and safety [1.1.3.4]. For residential development, an appropriate range and mix of housing types and densities must be provided to meet projected requirements. This is to be achieved by promoting and facilitating redevelopment and all forms of intensification at appropriate and efficient densities given the area's context, and directing new housing to locations where appropriate levels of infrastructure and public services are and will be available to support anticipated needs [1.4.3 b), c), d)].

Housing

To help accommodate projected intensification, municipalities are to establish development standards for redevelopment which minimize the cost of housing, facilitate a compact built form and maintain appropriate levels of public health and safety [1.4.3 e)]. Section 9.3.1.1 of the Official Plan contains development

standards for intensification, which will be discussed later in this analysis. Further, the City has approved urban design concept plans for the Gordon Street Intensification Corridor to guide anticipated redevelopment proposals.

Sewage, Water and Stormwater

Section 1.6.6 of the PPS outlines policies for planning for sewage, water and stormwater services. The proposed development will be on full municipal services and Engineering staff have confirmed that adequate capacity is available to fully service the proposed development [1.6.6.2] (See Engineering staff comments in Attachment 13).

When planning for stormwater management relative to a development proposal, changes to existing water balances and erosion are to be minimized and not increase risks to human health and safety and property damage [1.6.6.7 b), c)]. Further, stormwater management best practices such as attenuation, re-use and low impact development are to be considered and promoted. Through the review of the application, staff have worked with the applicant on an overall stormwater management strategy and have determined that these policies have been met through the inclusion of stormwater infrastructure with the ability to accommodate a regulatory storm event and avoiding safety impacts to surrounding private properties. Further low-impact development aspects will be incorporated into the site's stormwater management strategy. Additional details on stormwater management and groundwater levels will be outlined later in this analysis.

Natural Heritage

Natural heritage features, which are contained within the City's Natural Heritage System (NHS) in Schedule 4 of the Official Plan are to be protected for the long term [2.1.1]. This includes maintaining, restoring or improving the ecological function of the NHS and recognizing any linkages between and among surface water and ground water features [2.1.2]. The applicant has completed a site water balance analysis which has been reviewed by Environmental Planning staff and peer reviewed by a third party hydrogeologist. Based on these reviews, staff are satisfied that there will be no negative impact on the City's NHS.

Potential negative impacts to the quality and quantity of water is to be minimized [2.2.1 b)]. Planning staff and a third party hydrogeologist have reviewed the proposed stormwater management strategy and a scoped hydrogeological study and are satisfied with the recommendations.

Cultural Heritage and Archaeology

Policy Section 2.6 speaks to cultural heritage and archaeology. Development and site alteration is not permitted on lands containing archaeological resources or on areas of archaeological potential unless the significant archaeological resources have been conserved [2.6.2]. Archaeological assessments completed for the site did not identify any resources or areas of interest.

In Planning staff's opinion, the proposed 86-unit apartment development on the subject lands is consistent with the policies of the PPS. The proposal will redevelop lands within the City's settlement area from the existing five single detached dwellings on large lots to a higher density than what currently exists. The

development will further add to the range and choice of housing options in an area that is well served by public transit along the Gordon Street intensification corridor. The residential development is compatible with the existing surrounding single detached dwellings, cluster townhouse buildings and commercial land uses. Adequate water and sanitary sewer capacity is available to service the development, and overall the proposed development will efficiently use existing infrastructure. The development will incorporate a stormwater management strategy that will have no negative impact on the City's Natural Heritage System.

As the City's Official Plan is to be the main instrument for implementation of the PPS in Guelph [4.7], a more detailed review on how the proposed Zoning By-law Amendment is consistent with the above PPS policies as well as policies in the City's Official Plan will be outlined later in this analysis.

Provincial Growth Plan for the Greater Golden Horseshoe (A Place to Grow)

The Growth Plan for the Greater Golden Horseshoe, 2019 (the Growth Plan) is issued under the Places to Grow Act and works to support the achievement of complete communities, manage forecasted population and employment growth, protect the natural environment, and support economic development. While the PPS as outlined above provides policy direction on matters of provincial interest, the Growth Plan provides more specific policy direction for development within the Greater Golden Horseshoe area.

The current Growth Plan came into effect on May 16, 2019 and applies to any decisions on planning matters made on or after this date. The Growth Plan builds on other provincial initiatives and policies and provides a framework to manage and guide decisions on growth through building compact, vibrant and complete communities.

The policies of the Growth Plan focus on the key themes of building more compact and vibrant communities; directing a significant share of new growth to existing built-up areas of the City; promoting the development of transit-supportive densities and the use of active transportation methods; and creating complete communities through ensuring a healthy mix of residential, employment and recreational land uses.

Sections 2.2.1 and 2.2.2 of the Growth Plan identify how population growth to the horizon year of 2041 will be accommodated within the 'Delineated Built-up Areas' of the City. The subject lands are located within the Delineated Built-up Area. These sections contain policies related to intensification, the creation of complete communities and efficient use of infrastructure and public service facilities. In Planning staff's opinion, the proposed Zoning By-law Amendment conforms to the policies of these sections by:

- Directing redevelopment and intensification to lands within the existing delineated built-up area of the City;
- Focusing growth within a strategic growth area in the City (i.e. the Gordon Street Intensification Corridor), including identifying the appropriate type and scale of development to occur;

- Promoting redevelopment that supports active and public transportation options;
- Adding new housing units to the neighbourhood that contributes to enhancing and broadening the mix of housing types and options available;
- Further contributing to the mix of land uses in the surrounding area and building a complete community through redevelopment that is in close proximity to existing services, local stores, public transit and public open space; and,
- Making efficient use of existing municipal infrastructure and public service facilities (e.g. roads, water and sewer, schools, etc.).

The subject lands are within the City of Guelph settlement area and are designated in the City's Official Plan for urban development. The subject lands are located within the City's "Built-Up Area" as shown on Schedule 1B: Growth Plan Elements of the Official Plan. As per Policy 2.2.2.2 of the Growth Plan (and by extension Policy 2.4.5.1 a) of the Official Plan), a minimum 40 per cent of annual new residential development in the City must occur within the Delineated Built-Up Area. Recently revised, the 2019 Growth Plan will eventually increase the required proportion of growth to occur within built up areas to 50 per cent of all development from the time of the City's next municipal comprehensive review coming into effect.

Overall, the development proposal represents a more compact and efficient form of development that will be served by adequate infrastructure and public service facilities in the immediate built-up neighbourhood. The development will contribute to the overall intensification of the City's built-up area to meet the minimum requirement, increasing the density on the subject lands from the existing 5.81 units per hectare to 100 units per hectare.

Based on the above summary of policies, Planning staff are of the opinion that the proposed Zoning By-law Amendment is consistent with and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are located within the delineated "Built-up Area" and are designated as "Medium Density Residential" within the Official Plan (See Attachment 4). The Medium Density Residential land use designation permits multiple unit residential buildings such as townhouses and apartments [9.3.4.1].

The net density of development within the "Medium Density Residential" designation is to be between 35 units per hectare and 100 units per hectare [9.3.4.3]. The height of multiple unit residential buildings is to be between two (2) and six (6) stories [9.3.4.2]. The proposed apartment building has a net density of 100 units per hectare and is six (6) stories in height.

The applicant is proposing to redevelop the subject property through a Zoning By-law Amendment from the existing five single detached dwellings to an 86-unit, six (6) storey apartment building in a specialized R.4A Zone (See development concept in Attachment 8). The proposed Zoning By-law Amendment conforms to the strategic goals of the Official Plan in Section 2.2, including the following:

- Contributing to providing an appropriate range, mix and geographic distribution of housing types to meet current and projected needs to the year 2031 [2.2.1 b), 2.2.5 d)];
- Provides for urban growth and land use patterns in a manner that ensures the efficient use of public expenditures over the long term [2.2.1 c)];
- Contribute to implementing actions to achieve the targets of the updated Community Energy Initiative [2.2.2 d)];
- Contributing to developing a safe and efficient transportation system that provides for all modes of travel [2.2.3 a)];
- Facilitates development in an area where full municipal services and related infrastructure is readily available [2.2.4 a)];
- Maintain and sustainably manage ground and surface water resources [2.2.4 b)];
- Build a compact, mixed-use and transit-supportive community [2.2.6 b)];
- Encouraging intensification and redevelopment of existing urban areas that is compatible with the existing built form [2.2.6 d)]; and
- Promoting informed public involvement and engagement throughout the planning process that is user-friendly [2.2.8 a)].

Complete Communities and Intensification

One of the central themes of the Official Plan is planning for a complete community. This includes ensuring that people's needs for daily living throughout an entire lifetime are met by providing convenient access to a mix of jobs, local services, public transportation and a full range of housing types. All projected population growth to the year 2031 is to be accommodated within the City's current settlement area boundaries and is to be achieved through promoting a compact built form. Specifically, 40% of annual residential development is to be directed to the City's built-up areas through intensification, with higher densities planned along the identified intensification corridors such as Gordon Street [3.3.2, 3.7.1, 3.7.3]. Vacant and underutilized lots are to be revitalized through redevelopment. Intensification areas, such as along Gordon Street will be encouraged to generally achieve higher densities than the surrounding areas while achieving an appropriate transition of built form to adjacent areas.

An appropriate range of housing types and densities to meet the projected requirements of current and future residents is to be achieved by the City through maintaining the ability to accommodate residential growth for a minimum of 10 years by residential intensification and redevelopment on lands that are "designated and available" for development [3.6.1]. As the subject lands are designated Medium Density Residential in the Official Plan and are located on the Gordon Street intensification corridor, they classify as being designated and available.

Groundwater and Stormwater Management

It is an objective of the Official Plan to utilize stormwater management to assist in regulating the quantity and quality of stormwater run-off to receiving watercourses, wetlands and recharge facilities [4.3 d)]. This is to be achieved through ensuring such stormwater management practices minimize stormwater volumes and contaminant loads [4.3.2 iv)].

To protect groundwater resources, stormwater management systems for new development are to protect water quality and quantity. Further, impact studies are required where proposed development has potential to affect the quality and quantity of groundwater resources [4.3.3.1 v)]. Development activities are not to impair the future ability of the area's groundwater and surface water resources to provide a quality water supply to satisfy the City's needs and sustain the area's natural ecosystem [4.3.2.9].

The applicant has completed a stormwater management report, a functional servicing report, a hydrogeology study and a geotechnical study. These reports were reviewed by staff as well as a third party peer review hydrogeologist at Cole Engineering who have concluded that groundwater and surface water resources as well as the Natural Heritage System will not be impacted as a result of the proposed development (see hydrogeology peer review comments in Attachment 12 and Environmental Planning and Engineering comments in Attachment 13).

Community Energy Initiative Update (2019) and Climate Change

Section 4.7 of the Official Plan contains policies on Community Energy. Policy 4.7.4.1 of the Official Plan indicates that the City will utilize the development approvals process, such as site plan control, to ensure that new residential development includes sustainable design features.

The applicant has indicated to Planning staff that they will be including a number of energy efficiency measures within the apartment building, consistent with the City's Community Energy Initiative (CEI) 2019 update. These initiatives proposed by the applicant will contribute to the City meeting its goal to become a net zero community by 2050. The applicant has provided a letter summarizing how their proposal addresses the CEI update (2019), and it is included in Attachment 11.

Staff are recommending a condition to be implemented at site plan control that the applicant shall provide a commitment to incorporate features into the development that will contribute to meeting the action items from the CEI (see condition in Attachment 3). Specifically, the applicant will need to demonstrate how they will contribute to CEI Action 1, being to incrementally increase the number of net zero homes to 100% by 2031.

Archaeology

In accordance with Section 4.8.6 of the Official Plan and the Heritage Act, the applicant undertook a Stage 1 and 2 Archaeological Assessment through a licensed Archaeologist for the subject lands in the summer of 2017. An associated report from the applicant's archaeologist was submitted to the City as part of a complete application. The Stage 1 and 2 Assessment found no archaeological resources of any description on the subject lands. No further archaeological assessment of the site was found to be warranted and the site was cleared of any archaeological concern. The Stage 1 and 2 Archaeological Assessments were submitted to Ministry of Tourism, Culture and Sport (MTCS) and entered into the Ministry's public register. Planning staff are satisfied that Section 2.6.2 of the PPS, 2014 and Section 4.8.6 of the Official Plan regarding archaeological resources have been addressed.

Municipal Services and Infrastructure

Policy 6.1.3 of the Official Plan requires all new development to be on full municipal services, including sanitary sewers, water supply, stormwater management and transportation networks. Engineering and Traffic staff have reviewed the development proposal and supporting studies and have confirmed that the development can be supported by full municipal services and that sufficient capacity is available. The property owner will be responsible for all costs associated with connecting, decommissioning existing and upgrading municipal services, where necessary.

Urban Design

To achieve a complete community, the Official Plan contains policies regarding urban design that apply to all development. Several urban design objectives in the Official Plan apply to the proposed apartment development, including:

- To create neighbourhoods with diverse opportunities for living, working, learning and playing [8 a)];
- To build compact neighbourhoods that use land, energy, water and infrastructure in an efficient manner [8 b)]; and
- To allow for a range of architectural styles in urban form and design that appropriately respond to local context and achieve compatibility [8 i)].

New residential developments are to be designed to be integrated and connected to surrounding neighbourhoods [8.2.2]. Development shall also contribute to creating a pedestrian oriented streetscape through locating buildings adjacent to the street edge with placing principal building entrances towards the street and corner intersections [8.2.11]. New buildings are to directly address the street [8.6.1].

Section 8.8 of the Official Plan contains policies that apply to mid-rise buildings which include apartment buildings up to six (6) stories. Mid-rise buildings are to be designed to frame the street they are fronting while allowing access to sunlight to adjacent properties. Servicing and off-street parking is to be screened from public view, in most cases, locating parking underground or to the rear and side of buildings. Buildings that are taller than four (4) stories can restrict the length of the building through the Zoning By-law.

To achieve compatibility between different land uses, development is to be designed to create appropriate transitions through the provision of roads, landscaping, spatial separations and overall compatible built form [8.11.1]. In instances where proposed buildings exceed the height of adjacent buildings, new buildings can be stepped back, terraced or set back to reduce any adverse impacts on adjacent properties or the streetscape [8.11.2].

To provide a detailed analysis of how the development proposal is consistent with and meets the City's urban design policies, the applicant submitted an Urban Design Brief as part of their complete application. Planning staff, including the City's Senior Urban Designer have reviewed the proposed 86-unit, six (6) storey apartment building. Planning staff are supportive of the approach to the overall design of the site as outlined in the urban design brief and acknowledge the changes made by the applicant since the initial submission and the improvements and refinements made to the design.

A shadow study is included in the urban design brief that reviews all four seasons. It concludes that shadows cast by the apartment building are largely contained to the site in the spring, summer and fall. The proposed apartment does not prevent any surrounding property from receiving at least six hours of sunlight per day, year round. Planning staff agree with the conclusion of the shadow study that there will not be any unacceptable or adverse impacts on adjacent properties or streetscapes.

In April 2019, Council approved a document known as 'Urban Design Concept Plans for the Gordon Street Intensification Corridor'. The intent of this document is to help illustrate a cohesive vision for the future planning and anticipated intensification of Gordon Street that demonstrates guidance from the Official Plan and other policies. Specific design direction is given to seven specific 'demonstration sites', including the subject lands (identified as part of demonstration site number seven) for when redevelopment proposals are submitted to the City. The concepts plans are to provide greater guidance for development applications and enhance clarity and consistency with the City's urban design policies. For demonstration site seven at the southwest corner of Gordon Street and Lowes Road West, mid-rise apartment buildings are envisioned directly along Gordon Street, with townhouses further behind the apartment buildings to the west (see figure below).

Figure 1: Gordon Street Intensification Corridor Urban Design Concept Plan - Demonstration Site Number Seven (Gordon Street and Lowes Road)



Planning staff are satisfied with the urban design approach proposed by the applicant and are of the opinion that it is consistent with urban design policies for mid-rise buildings and implements the City's vision for the Gordon Street intensification corridor. A detailed comment memo from the City's Senior Urban Designer can be found in Attachment 13.

Residential Development Policies

Section 9.3 of the Official Plan contains policies that apply to the residential land use designations. The proposed 86-unit apartment development satisfies the residential objectives. This includes:

- Facilitating the development of a full range of housing types and densities to meet a diversity of lifestyles and the social needs and well-being of current and future residents throughout the City;

- Ensuring compatibility between various forms of housing and between residential and non-residential uses;
- Maintaining the general character of built form in existing established residential neighbourhoods while accommodating compatible residential infill and intensification;
- Directing new residential development to areas where full municipal services and infrastructure is available and can be provided in an efficient and cost effective manner;
- Ensuring new development is compatible with surrounding land uses and the general character of neighbourhoods; and
- Ensuring new residential development is located and designed to facilitate and encourage convenient access to employment, shopping, institutions and recreation by walking, cycling and transit.

Section 9.3.1.1 of the Official Plan identifies eleven criteria that must be used to assess multi-unit residential development proposals as well as for intensification proposals within existing neighbourhoods. The eleven criteria are to be applied in addition to the applicable urban design policies of the Official Plan discussed previously.

1. Compatibility of the development's form and scale

The proposed apartment building is six (6) stories tall at its maximum height and 81.9 metres in total length. In terms of absolute height, the maximum height is 19.8 metres. The setback to the Gordon Street property line ranges from a minimum of 6 metres to a maximum of 7.5 metres.

The subject lands are adjacent to single detached dwellings to the south and west, a two-storey commercial building across Lowes Road, and cluster townhouses across Gordon Street. Based on the proposed building's massing, height and setbacks, Planning staff are of the opinion that the mid-rise apartment building will be compatible with the design, character and orientation of the buildings in the immediate vicinity.

The apartment building's overall massing is broken up by several different architectural treatments, including varying building materials and colours on all facades, recessions, projecting balconies, stepbacks on the upper two stories of the building at both ends and at-grade unit entrances to Gordon Street. Horizontal elements of the building are placed in a way to emphasize the first two storeys, along with landscaping treatments such as garden walls along Gordon Street.

The building's massing will be at less than a 45 degree angular plane measured to both the centreline of Gordon Street and Lowes Road West (41 and 43 degrees respectively). The images below show the angular planes to both the Gordon Street and Lowes Road right-of-ways. These angular planes being less than 45 degrees will ensure that any impacts of the building's height, shadows and overlook are mitigated and transition well to surrounding properties and roadways. The building's rooftop mechanical equipment will also be screened and setback on the roof to ensure it is not visible from the roadways or properties that surround the subject lands.

Figure 2: Building's angular plane from Gordon Street (measured from road centreline)

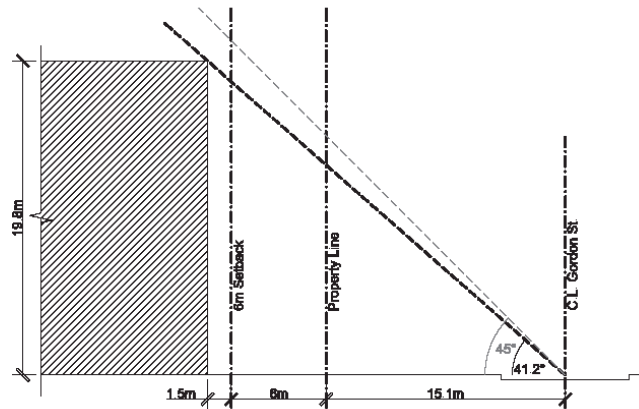
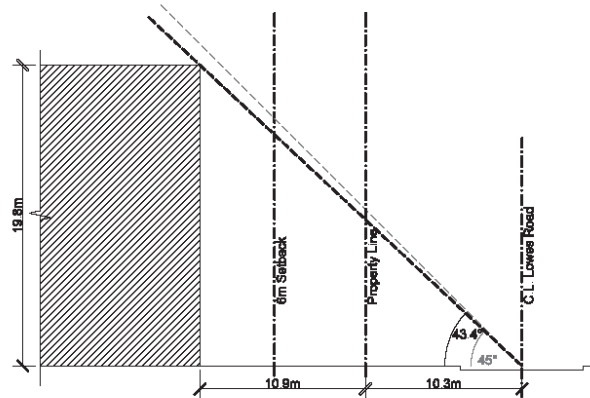


Figure 3: Building's angular plane from Lowes Road (measured from road centreline)



Further, the building's absolute height (19.8 metres) is less than the total width of the Gordon Street right-of-way adjacent to the subject lands (30.5 metres). Gordon Street adjacent to the building has a five lane cross section.

As discussed earlier in this analysis, the applicant has completed a shadow study that concludes reasonable solar access, including six hours of sunlight in spring, summer and fall will be afforded to surrounding properties. During the winter, minor shadows will be cast onto the cluster townhouse development across Gordon Street (1550 Gordon Street) after 4:00 pm, and at least three full time periods (totaling six hours) where all surrounding residential properties will be unaffected by shadows from the proposed building.

In addition to the Gordon Street right-of-way, the cluster townhouses at 1550 Gordon Street are further buffered from the proposed apartment building through an existing vegetated berm. The berm is approximately two metres high measured from the centreline of Gordon Street elevation and one metre high from the rear yard elevation of the townhouses at 1550 Gordon Street. The berm is vegetated primarily with coniferous trees.

The proposed building is approximately 40 metres at its shallowest setback from the western property line that abuts adjacent low-rise residential properties with single detached dwellings.

Properties on Gordon Street, immediately to the south are anticipated to be subject to similar redevelopment as they also front directly on Gordon Street in the intensification corridor.

Off-street parking for the apartment building will be located primarily to the rear of the building, with a small parking lot in the building's functional side yard. Temporary loading (i.e. for waste collection, move-in and out, etc.) will also be located in the building's side yard.

Although proposed development is an apartment building and there are no apartment buildings in the immediate neighbourhood, it is important to note the definition of 'compatibility' in the Official Plan refers to development that may not necessarily be the same as, or similar to the existing development, but can co-exist within the surrounding area without unacceptable impact. The proposed apartment building is the type of development and built form contemplated for the subject lands in the approved urban design concept plans for the Gordon Street intensification corridor.

The apartment building's compatibility with the surrounding area will continue to be reviewed and advanced during detailed design through a site plan application. This includes reviewing proposed lighting to ensure no light trespass on adjacent properties, building material and colour placement and site landscaping.

Planning staff are satisfied that the proposed development for a six-storey, 86-unit apartment building is compatible with the surrounding area and buildings in the immediate vicinity.

2. Compatibility of residential lot infill

The proposed development will not be creating new lots through infill. However, as a result of and to accommodate the proposed development, five existing lots with single detached dwellings have been assembled. These five lots will be merged into a new single parcel for the proposed apartment building. The frontage (i.e. shortest lot line when abutting two or more streets) of the merged parcel will be and accessed through a new vehicular driveway on Lowes Road West. The lot frontage of the consolidated lot will be similar to the cluster townhouse properties across Gordon Street, as well as a parcel of land across Lowes Road from the site which was recently assembled and had zoning approved for redevelopment into 36 single detached dwellings. Planning staff are of the opinion that the new merged lot is compatible with the general frontage of lots in the immediate vicinity.

3. Proximity to local retail, schools, parks and recreation facilities and transit

The subject lands are directly across Lowes Road from existing local retail and commercial uses along the Gordon Street intensification corridor (to the north). Major retail and commercial facilities are located about a kilometer to the south at

Gordon Street and Clair Road, which forms one of the City's mixed use nodes. Several schools and parks are located less than a kilometer to the west in the Pine Ridge and Westminster Woods neighbourhood, including Pine Ridge Park, Westminster Woods Park and Orin Reid Park, and St. Paul Catholic School and Westminster Woods Public School. Recreation facilities are also located just over a kilometer to the south at the South End Community Park. Guelph Transit Route 99 is the City's Mainline bus route that runs directly past the subject lands on Gordon Street. Planning staff are of the opinion that the subject site is well serviced by local commercial, schools, parks and recreation and transit.

4. Traffic impacts

Engineering and Transportation Services staff have reviewed the application and have no concerns with the Zoning By-law Amendment and conclude that the adjacent roads and intersections can accommodate the additional traffic that will be generated by the proposed development. The proposed development concept accommodates the required 18 metre by 18 metre sightline triangle that needs to be protected at the intersection of Gordon Street and Lowes Road. Detailed comments from Engineering and Transportation Services staff are provided in Attachment 13.

5. Vehicular access and circulation

Engineering and Transportation Services staff will be requiring the new driveway for the proposed apartment to align with a new private roadway for the a proposed low-rise residential development directly across Lowes Road West. The existing private driveways for the single detached dwellings on Gordon Street will be removed.

The parking area will be provided in a surface lot to the rear of the apartment building that will be accessed off Lowes Road West. Vehicles and pedestrians will be able to circulate throughout the aisles in the parking lot. Parking will be screened from Lowes Road West through a landscaping, including trees and a garden wall.

6. Adequate infrastructure, servicing and amenities

Engineering and Transportation Services staff have confirmed that there is adequate servicing capacity available to service the proposed apartment development.

The proposed apartment building will contain both interior and exterior common amenity areas in close proximity to each other. Since the initial submission, the applicant has made improvements to the exterior amenity space placing it closer to the building, giving the ability to have it be associated and connected to the interior amenity room. Each unit will also have a private balcony amenity area, and the site is within walking distance to municipal parks, recreation and commercial activities.

7. Parking

For an apartment building with 86 dwelling units, the Zoning By-law requires 113 off-street parking spaces, with 20% of these spaces being reserved and marked for visitor parking. The applicant is currently proposing to provide a total of 120 off-

street parking spaces. The parking area will be accessed from a singular driveway off Lowes Road.

8. Street grid network

New multi-residential and intensification development is to reinforce a publicly accessible street grid network to ensure appropriate connectivity for pedestrians, cyclists and vehicular traffic. While the proposed development will not be adding or altering any public roadways, the development will help reinforce access to the existing public street grid network in the area. This will provide access for pedestrians to the sidewalks on both Lowes Road West and Gordon Street, bicycle lanes on Gordon Street and vehicular traffic in general.

9. Impacts to adjacent properties

Through preliminary plans for grading and servicing for the site, all services and most drainage will be contained on the subject lands and not affect or extend onto adjacent properties. A small portion of the site surrounding the driveway entrance to Lowes Road will drain towards the roadway. Grading will also be matched at the property lines.

A shadow study was completed for the proposed apartment building as discussed earlier. The shadow study concluded that surrounding properties will be afforded reasonable solar access and not have any unacceptable shadow impacts from the building.

10. Public safety, views and accessibility

The proposed development will address public safety and accessibility by having direct pedestrian connections and clearly defined entrances to Gordon Street and into the off-street parking lot to the rear of the building. Gordon Street and Lowes Road provide connections to nearby open space, parks, trails, and the Natural Heritage System. There are no identified public views that will be impacted or obstructed by the building.

11. Cultural heritage

As reviewed earlier in this analysis, Stage 1 and 2 Archaeological Assessments were submitted as part of a complete application which identified of any description on the subject lands. In addition, the City's Senior Heritage Planner has reviewed the development proposal and did not identify any cultural heritage resource impacts from the development.

Review of Proposed Zoning

The applicant made modifications to their Zoning By-law Amendment application in a December 2018 resubmission. The original Zoning By-law Amendment application received by the City in November 2017 was requesting to change the zoning to a specialized R.4A-? (Specialized General Apartment) Zone to permit a six storey, 102-unit apartment building. The zoning for the original apartment proposal was proposing nine site-specific, specialized zoning provisions.

The applicant's current proposal is proposing to rezone the subject lands from the current "Residential Single Detached" (R.1B) Zone to a "Specialized General

Apartment" (R.4A-54) Zone to permit the development of a six storey, 86-unit apartment building. A conceptual rendering of the apartment is included in Attachment 9. In addition to the standard provisions for lands zoned R.4A, the applicant is requesting the following site-specific provisions:

- To permit a minimum rear yard setback of 18.6 metres, whereas a minimum rear yard setback of 20.2 metres is required; and
- To permit a minimum common amenity area of 1340 square metres, whereas a minimum common amenity area of 1920 square metres is required.

Through further review of the current submission and proposal, Planning staff are also recommending an additional site-specific zoning provision be added and included in the Zoning By-law Amendment with regards to fence height and location:

- To permit a maximum fence height of 1.8 metres in the front yard, beginning at a minimum of 30 metres from the Gordon Street lot line, whereas the Zoning By-law limits fence heights in the front yard of residential zones to 0.8 metres across the entire yard.

Rear Yard Setback

For the reduced rear yard setback, Planning staff feel the reduction by 1.6 metres from 20.2 metres to 18.6 metres is reasonable. When a lot line abuts two or more streets, the shortest of the two lines shall be interpreted as the front lot line. The subject property has lot lines on both Gordon Street and Lowes Road West, with the Lowes Road lot line being the shortest of the two. Therefore, the technical front yard as per the Zoning By-law is onto Lowes Road West. The opposing rear yard is to the single detached dwellings to the south, along Gordon Street. The minimum rear yard for apartment buildings in the R.4A Zone is to be 20% of the lot depth or one-half the building height, whichever is greater, but in no case less than 7.5 metres. The minimum rear yard in this case was calculated by calculating 20% of the lot depth, being 20.2 metres. Planning staff feel the requested reduced rear yard provision is minor and will provide a sufficient rear yard and setback to the adjacent properties to the south.

Common Amenity Area

The applicant is proposing a reduction in the common amenity area from 1920 square metres to 1340 square metres. The total common amenity space provided will be both indoor and outdoor, and clustered in close proximity on the subject lands. Each residential unit will also have additional private amenity area in the form of a balcony.

The layout of the exterior common amenity area was changed and improved since the initial submission, including moving and clustering the exterior common amenity area closer to the building instead of being in the middle of the parking area (see Attachments 7 and 8). Further, staff recommended the applicant remove areas in the parking lot that were originally calculated as amenity space. When reviewing the initial submission, staff did not feel all of the areas originally identified, such as corners of the parking lot counted as viable amenity space. The common amenity area as currently proposed flows into surrounding landscaped open space areas throughout the parking lot and to both Gordon Street and Lowes

Road. The applicant is exceeding the minimum requirements in the Zoning By-law for landscaped open space on the subject lands.

The City's Built Form Standards for mid-rise buildings and townhouses, which were adopted by Council in April 2018 as part of the City's overall Urban Design Manual provide standards for common amenity areas. Where mid-rise developments are located within an intensification corridor, the common amenity area requirement may be reduced by up to 50% where a park with a minimum size of 1 hectare with equivalent amenities is located within a 500 metre walking distance from the site. The subject lands are within 500 metres of two parks greater than 2 hectares – Pine Ridge Park and Westminster Woods Park. Both parks have a baseball diamond and play structures among other recreation features, which when combined with the site, will provide various active amenities for residents within a walking distance.

Considering the above, Planning staff feel the reduction in common amenity area is reasonable and appropriate and when considered together with the private amenity areas, landscaped open spaces and the close proximity to two large public parks. A sufficient amount of shared amenity space is being provided both on-site and in the immediate area.

Fences and Retaining Wall

The applicant is proposing to add decorative garden walls along the Gordon Street and Lowes Road West lot lines in addition to a retaining wall along the western property line to Lowes Road West. These garden walls will help buffer the public and private realms and further enhance the landscaping of the property. The proposed garden walls are classified as a fence under the Zoning By-law and are limited to a maximum height of 0.8 metres when placed along the property lines.

Further, based on a preliminary noise study conducted by the applicant, the potential need for a higher 1.8 metre noise attenuation wall has been identified along the Lowes Road West lot line. As such, the applicant is requesting a specialized zoning provision to permit a 1.8 metre high noise attenuation fence along a portion of the Lowes Road West lot line to mitigate noise to an outdoor common amenity area located behind the apartment building. To ensure good urban design, this specialized zoning provision would require any fence taller than 0.8 metres (i.e. a noise attenuation wall) to be located at a minimum setback of 30 metres from the Gordon Street lot line. This would ensure that no taller fence or wall could impact urban design objectives of creating an attractive and animated streetscape along Gordon Street and at the corner of the building.

Details regarding the design and location of any garden wall or noise attenuation fence would be reviewed and confirmed at the subsequent site plan approval stage.

Staff have reviewed the proposed zoning and are satisfied that the R.4A-54 (Specialized General Apartment) Zone is appropriate to implement the proposed development. In Planning staff's opinion, the three specialized regulations are minor, will ensure the best placement of the apartment building on the subject lands, and are overall supportable for the proposed development of this site.

The proposed zoning is shown in Attachment 6.

Comments Received on the Original and Revised Applications

The Statutory Public Meeting for the Zoning By-law Amendment was held on March 19, 2018. Questions and issues raised by Council and members of the public in response to the original Zoning By-law Amendment application that were not discussed in detail earlier in this analysis are summarized and responded to below.

Building Density and Massing

Several concerns were raised by Council and area residents regarding the density, height and massing of the initial apartment proposal. The initial apartment proposal was to permit a six (6) storey, 102 unit apartment building at a net density of 119 units per hectare. The apartment building was situated at a 4 metre setback from the Gordon Street lot line, with a total building length of 98.5 metres.

Since the Public Meeting, the applicant has made several revisions to their development in response to comments from Council, members of the public and staff. The changes made by the applicant to the development proposal are summarized in the table below.

	November 2017	July 2018	October 2018	March-July 2019 (Current Proposal)
# of units	102	92	89	86
Density	119 units/ha	107 units/ha	103 units/ha	100 units/ha
Building Length	98.9 m	89.9 m	81.9 m	81.9 m
Building Height	6 storeys	6 storeys	6 storeys with stepback at sixth storey	6 storeys with stepback at fifth and sixth storey
Floor Space Index (FSI)	1.24	1.013	0.995	0.96
Angular Plane	46 degrees (Gordon) 50 degrees (Lowes)	41.2 degrees (Gordon) 43.4 degrees (Lowes)	41.2 degrees (Gordon) 43.4 degrees (Lowes)	41.2 degrees (Gordon) 36.9 degrees (Lowes)
Common Amenity Area	1630 m ²	1611 m ²	1611 m ²	1340 m ²
Landscape Area	2969 m ²	3440 m ²	3440 m ²	3440 m ²
Parking (Provided/Required)	123/133	124/120	124/117	120/113

The current apartment proposal has been revised to conform to the density policies for Medium Density Residential buildings in the Official Plan and provisions in the General Apartment Zone. Density bonusing is no longer required or proposed by the applicant to facilitate the current proposal. In addition to reducing the number of units and density, the applicant has also made improvements to the overall massing and design of the apartment building, including reducing the length by 16 metres, increasing the setback to the Gordon Street lot line from 4 metres to at least 6 metres, stepping back the fifth and sixth storeys at both ends of the

building, adding individual unit entrances and landscaping directly to Gordon Street, and adding materials and colours to highlight the first two storeys and common amenity room at the corner of Gordon Street and Lowes Road.

Neighbourhood Consultation

During the Public Meeting, Council recommended that Planning staff continue to engage and consult with area residents through neighbourhood meetings. Planning staff have met with area residents following the Public Meeting on several occasions, including hosting a neighbourhood information meeting at City Hall the evening of January 22, 2019. Planning staff also met with residents and the applicant on-site and walked the surrounding neighbourhood on April 9, 2019 to further assess the area's physical context. A number of short follow-up meetings with residents from the cluster townhouses at 1550 Gordon Street to discuss the modifications to the development proposal were also held since the Public Meeting.

Noise and Lighting

The applicant will be required to complete a detailed noise study as part of their site plan application that will address the building's adjacency to Gordon Street and noise generated by other sources on the apartment building, such as rooftop equipment.

As part of site plan approval, the applicant will also be required to provide a detailed photometric plan, prepared by a Professional Engineer. The photometric plan will be required to demonstrate that there will be no light trespass onto adjacent private properties from exterior lighting fixtures. On the photometric plan, the applicant will be required to demonstrate that there are negligible foot-candle lighting measurements along all private property lines and include details on the types and locations of exterior light fixtures proposed.

Solid Waste

The applicant will be required to complete a Waste Management Plan as part of their site plan application that will ensure the apartment building has and maintains a three stream waste system (i.e. recycling, organics, garbage). The Waste Management Plan will also evaluate having the waste be collected by the City Solid Waste Resources staff.

Pedestrian Crossing

The subject lands are located directly at the southwest corner of Gordon Street and Lowes Road West. This intersection has a traffic control signal, including pedestrian signals on all four corners. This existing traffic signal will assist pedestrians in crossing Gordon Street to access amenities and services on the east side of Gordon Street, including Pine Ridge Park, Guelph Transit bus stops, and schools in the Westminster Woods neighbourhood.

Attachment 11:

Community Energy Initiative Update Commitment



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Cambridge ON N3C 2V4
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September 5, 2019

City of Guelph
Planning and Building Services | Infrastructure, Development and Enterprise
1 Carden Street
Guelph, ON N1H3A1

Attention: Michael Witmer, Senior Development Planner

**RE: 1533-1557 Gordon Street & 34 Lowes Road
Zoning By-law Amendment (ZC1710) – Community Energy Initiative**

Please accept this letter outlining Reid's Heritage Homes Ltd. ("Reid's Heritage") commitment to the City's Community Energy Initiative and contributing to the goal of being a Net Zero Carbon Community by 2050.

Reid's Heritage has a long history of building energy efficient homes and advancing sustainable building practices. Notably, in 2012, Reid's Heritage was the first home builder in Canada to receive the ENERGY STAR® Participant Award from the federal Ministry of Natural Resources.

Reid's Heritage has also been a leader in championing the Blue Built Home program within the City of Guelph and received the City's 2013 Water Conservation and Efficiency Award. In addition to these recognitions, Reid's Heritage built the first LEED (and LEED Platinum) home in Canada, the first Built Green home in Ontario (also Built Green Platinum) and developed the first fully certified pilot LEED Neighbourhood Development in Canada.

Reid's Heritage was one of the five Canadian home builders selected to participate in the national Net Zero Energy (NZE) homes demonstration project which to build houses which produce as much energy as they consume on an annual basis. To date, we have constructed five (5) Net Zero and three (3) Net Zero Ready Homes and were awarded EnerQuality's 2015, 2016, 2017 Net Zero Builder of the Year Award.

It is our intention, that the proposed development at 1533-1557 Gordon Street & 34 Lowes Road will contribute to Action Item #1 from the CEI update, *to incrementally increase the number of net zero new homes to 100% by 2030* as follows:

- Reid's will continue to work with our consultants and City staff through Site Plan and detailed design for the development to find energy efficiencies and carbon saving measures, where possible and feasible.

reidsheritagehomes.com

Attachment 11 (continued):

Community Energy Initiative Update Commitment

- During detailed design, an energy model will be completed by our consultant which we will strive to meet or exceed SB-10 requirements. We will consider adding some of the common design strategies for low energy buildings.
- As part of the energy modeling analysis, we will assess the feasibility of a number of energy conservation measures (ECMs) common in Net Zero Carbon design, including high performance glazing systems (e.g., triple pane windows) and high efficiency heating, cooling, and ventilation systems and equipment (e.g., air source heat pumps).
- Provisions may be provided for the future retrofitting of parking lot lights to solar energy.
- Provisions may be provided in the design of the rooftop to ensure structural integrity and load requirements for future installation of solar panels.
- Mechanical rooms may be designed to be larger than required to facilitate future retrofitting of mechanical equipment.

In addition to the actions mentioned above, the following sustainability measures are typically included by Reid's Heritage Homes in our developments:

- All dwellings will be equipped with low flow faucets and showerheads and low volume flush toilets;
- All dwellings will incorporate Low VOC (volatile organic compounds) emitting and recycled materials wherever possible;
- Individually metered suites allowing/encouraging each resident to monitor/limit their energy usage;
- All dwellings will be equipped with low emissivity windows to reduce heat loss and heat gain; thus reducing their energy bills and the loads on the grid during cooling season or as recommended by the final Noise Report/Acoustical consultant.
- The project will incorporate light fixtures which utilize energy efficient bulbs with refractor and cut-off shields to reduce energy consumption and minimize light pollution;
- Lights will be occupied with occupancy sensor in common areas to reduce electrical when not in use;
- Energy Recovery Ventilation (ERV's) in each suite for fresh air;
- Improve exterior air barrier to reduce air leakage;
- Meet energy model insulation values to make more efficient and comfortable for the buyer while ensuring affordability in the community;
- Exterior lights will include automated controls/photocell which will turn off when natural lighting is sufficient;
- Waste collection will comply with the City of Guelph's Waste Management By-law;
- More robust soft landscape materials will be utilized wherever possible;
- Trees will be planted to enhance tree canopy and eventually provide cooling to the surrounding properties and amenity areas as well as contribute to the overall urban forest canopy;

reidsheritagehomes.com

Attachment 11 (continued):

Community Energy Initiative Update Commitment

- An erosion and sediment control plan will be implemented on the site for the duration of the construction.

In addition, during construction, a construction waste management plan will be implemented and local materials will be sourced, where possible, in order to reduce the environmental impact on the transportation system. There are also a number of transit routes and multi-use trails serving the surrounding community along Gordon Street corridor which provide residents with alternative transportation options. We believe these measures will help contribute to the City's target to reduce transportation energy use.

With this in mind, we believe the proposed development continues to demonstrate Reid's Heritage commitment to building energy efficient homes and advancing sustainable building practices. We believe these measures will improve the energy system and transportation goals for the building and are aligned with the City's *Actions in the low-carbon pathway* goals. We would be happy to discuss further if you have any questions.

Regards,
Reid's Heritage Homes Ltd.

Jennifer Mondell, MCIP, RPP
Land Development Planner

reidsheritagehomes.com

Attachment 12:

Hydrogeology Peer Review



September 6, 2019
Our Ref: 2018-0298

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

Attention: Mr. Michael Witmer
Development Planner

Re: Peer Review of Scoped Hydrogeology Study and Functional Servicing
Report for Proposed Zoning By-law Amendment (File ZC1710)

34 Lowes Road West and 1533 to 1557 Gordon Street, Guelph, Ontario
– Second Submission

Dear Mr. Witmer,

Cole Engineering Group Ltd. (COLE) is pleased to provide the City of Guelph (City) with this letter that outlines the results of our Peer Review of the revised submission of the Scoped Hydrogeology Study and the Functional Servicing Report and accompanying data for the proposed condominium development at 34 Lowes Road West and 1533 to 1557 Gordon Street in Guelph, Ontario.

COLE's initial peer review was completed on a Scoped Hydrogeology Study prepared by Englobe in November 2017, and a Functional Servicing Report, prepared by Stantec in October 2017. The findings of COLE's peer review were provided in a letter to the City, dated October 19, 2018. These two reports were revised based on COLE's and the City's review comments and resubmitted in December 2018. COLE provided peer review comments regarding the December 2018 resubmission in a second letter to the City on April 10, 2019.

Englobe and Stantec provided response letters to the latest peer review comments to the City in July 2019. This letter provides our review comments to the latest correspondence from Englobe and Stantec, as follows:

- Englobe's July 15, 2019 Letter "Letter re: Response to Reviewers Comments, City of Guelph and Cole Engineering Group Ltd., 34 Lowes Road West and 1533 and 1557 Gordon Street, Guelph, Ontario".

COLE ENGINEERING GROUP LTD.

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Attachment 12 (continued):

Hydrogeology Peer Review

- Stantec's July 12, 2019 Letter "Response to Preliminary Comments – 1553 – 1557 Gordon Street and 34 Lowes Road West – Comment #4c (COLE Comments #11 and #12)".

The original comments from COLE's October 2018 and April 2019 letters are provided below. Any additional comments based on the COLE's review of the latest submission are provided as a third comment.

1 Peer Review Comments

1.1 Hydrogeology Submissions

1. A draft Site plan in the appendix would be useful for understanding the proposed development layout.

This comment has been addressed in Englobe's December 2018 resubmission.

2. Two geologic logs in Figure 5 indicate fill at depth. Please provide clarification in Section 4.1 as to why there is fill interpreted to be at this depth.

This comment has been addressed in Englobe's December 2018 resubmission.

3. The report makes reference to a long-term monitoring program that was completed for the duration of one year. The monitoring program started on June 27, 2017 and was not complete at the time of the report. Therefore, there is currently not a complete understanding of the seasonal high groundwater level at the site.

This comment has been addressed in Englobe's December 2018 resubmission.

4. Infiltration tests should also be completed at soil horizons encountered within 1.5 m of the proposed bottom elevation of the infiltration facility, as outlined in the Toronto and Region Conservation Authority (TRCA) 2012 Low Impact Development (LID) stormwater management planning and design guide, Appendix C. In addition, a minimum of two tests per test pit are recommended. The least permeable soil horizon within 1.5 m of the base of the infiltration facility should also be used to determine a safety correction factor as outlined in the TRCA 2012 guidelines (Table C3). Based on the three infiltration tests completed to date, a safety factor of 3.5 may be more applicable, based on the TRCA 2012 method outlined in Table C3.

Attachment 12 (continued):

Hydrogeology Peer Review

The December 2018 resubmission indicated that additional infiltration tests have been completed within 1.5 m of the proposed bottom elevation of infiltration gallery and the results were discussed in Table 101. Please note that there are two tables labelled as Table 101, which should be corrected. Other than this editorial issue, this comment has been addressed in Englobe's December 2018 resubmission.

5. It is recognized that the methods used to determine groundwater mounding are accurate. However, groundwater mounding analysis should consider the total volume of runoff that will be directed to the infiltration facility instead of the amount of precipitation that will fall on the facility. It is recommended that the mounding analysis be recalculated using a recharge rate determined from the anticipated runoff volume directed to the facility.

Based on information provided in the December 2018 resubmission, the following COLE comment was provided: COLE understands that the response letter stated that a higher recharge (not only the precipitation over the foot print of the infiltration facility) was considered to calculate the groundwater mounding as a conservative approach. However, the methodology is not clear and was difficult to follow. A specific question is how the infiltration rate of 1.32 feet/day was derived for a 2-yr storm event. Does this rate account for roof runoff from each facilities' catchment? It appears as if only the facility footprint area was used in this calculation. It is assumed that the respective catchment areas provided in Table 8-1 for Facility 1 and Facility 2 would be recharging each facility but this should be clarified.

Clarification has been provided in the July 2019 resubmission. This comment has been addressed.

6. Groundwater mounding analysis used a high groundwater table value of 330.61 m above sea level (masl); however, it should be recognized that the highest groundwater level will likely occur in the spring and may be up to 1 m higher than that observed in June 2017. The implications of higher groundwater levels should be considered and ideally the calculations should be redone when the seasonally high water level from June 2017 to June 2018 is available. This is mentioned in the recommendations section of the report.

This has been addressed in the December 2018 resubmission. The highest water level was recorded in July 2017.

Attachment 12 (continued):

Hydrogeology Peer Review

7. A figure indicating the groundwater mounding zone of influence would be helpful in understanding the potential interference of mounding with nearby buildings.

Based on information provided in the December 2018 resubmission, the following COLE comment was provided: A figure has been provided in Appendix 4; however, the contour labels and the legend are illegible and should be fixed. Once clarified, the results with respect to nearby buildings should be reviewed to ensure there will not be potential basement flooding issues (e.g., the house immediately southwest of the Site).

A revised figure has been provided in the July 2019 resubmission and this comment has been addressed.

8. The pre-development water balance in Appendix 8 uses a soil moisture capacity of 45 mm in the table but the parameters listed indicate the soil moisture capacity should be 50 mm. This should be updated accordingly.

This comment has been addressed in the December 2018 resubmission.

9. It should be noted that the pre-development evapotranspiration, infiltration, and runoff values mentioned in Section 5.1.2 appear to only be for the impervious portion of the site. Based on the water balance presented in Appendix 8, the actual pre-development evapotranspiration, infiltration and runoff values are 457 mm/year, 275 mm/year and 183 mm/year, respectively. Similarly, Table 7 presents evaporation, infiltration and runoff values for only the pre-development pervious section of the site and it is unclear where the post-development values have come from. These sections should be updated appropriately (Sections 5.1.2 and 5.3).

This comment has been addressed in the revised report (Table 5) (December 2018 resubmission).

10. Clarification of the pond component of the post-development water balance should be provided as it is currently not mentioned within the text and it is unclear what this refers to.

Based on information provided in the December 2018 resubmission, it is understood that there are no ponds proposed for the post-development stormwater management system, therefore, this comment has been addressed.

Attachment 12 (continued):

Hydrogeology Peer Review

11. In addition to the annual water balance discussion, a discussion of the monthly changes to the water balance should also be provided as recommended by the Conservation Authority Guidelines for Hydrogeological Assessments (2013) in order to take into consideration short-term and seasonal scale changes in the water balance. Specifically, the noted changes in infiltration and runoff in April should be discussed in terms of the potential localized impacts to the hydrology of the nearby wetland.

Based on information provided in the December 2018 resubmission, the following COLE comment was provided: The monthly water balance has been provided in Appendix 8; however, no discussion regarding monthly differences between pre- and post-development was provided. For example, there appears to be a reduction in recharge in April in the post-development scenario. Is this significant?

Stantec clarified in the July 2019 resubmission that there is an expected recharge surplus for each month (including April) when the proposed infiltration practices are considered. This comment has been addressed.

12. Further discussion of the changes to the groundwater system and their impact to the nearby Hanlon Creek Wetland Complex would be beneficial to justify why any changes are acceptable.

Based on information provided in the December 2018 resubmission, the following COLE comment was provided: Discussion of potential impacts were provided in Section 6 of the report. The report stated that post development recharge rates would increase and runoff would decrease. This should result in additional groundwater discharge to streams and wetlands in the Hanlon Creek Wetland Complex.

Englobe indicated in the July 2019 resubmission, that the increase in recharge may result in an increase in flow in Hanlon Creek of 3.7 L/min, which is considered minor. Englobe calculated that this flow is approximately 0.08% of the 7Q20 flow of Hanlon Creek east of Highway 6.

The increase in recharge is acknowledged to be small and may result in a small increase in discharge to the smaller tributaries (D and E) feeding into the Hanlon Creek. COLE is of the opinion that this will not result in impacts to the natural environment.

Attachment 12 (continued):

Hydrogeology Peer Review

1.2 Stantec 2017 Functional Servicing Report / Stormwater Management Design Brief / Report

1. There is a minor typo on Table 3 of the SWM brief Peak Flow South to Neighbouring Property for existing conditions should flow it should be 0.001 m³/s as per the MIDUS output.

Based on information provided in the December 2018 resubmission, this has been addressed.

2. As the infiltration gallery is designed to infiltrate the 100 year storm event, to reduce the risk of potential localized high groundwater fluctuations that could cause instability to building foundations, it is recommended that opportunities to expand the footprint of the infiltration galleries with shallower depths be explored.

Based on information provided in the December 2018 resubmission, two infiltration galleries have now been proposed that are shallower than the original design. This comment has been addressed.

3. Page 5 of the SWM brief indicates required system volumes that do not match the MIDUS output. Please clarify and highlight on the MIDUS output the matching storage volumes.

The values have been clarified in the December 2018 resubmission. This comment has been addressed.

4. Indicate in the SWM brief the 2.5 safety factor used for the infiltration rate values.

The 2.5 safety factor has been added to the report in the December 2018 resubmission. This comment addressed.

5. An operation and maintenance manual for the infiltration galleries should be provided at detailed design.

Based on information provided in the December 2018 resubmission: An operation and maintenance manual for the infiltration galleries should be provided. This should be addressed at the detailed design stage for the future condominium development.

Attachment 12 (continued):

Hydrogeology Peer Review

6. The SWM brief should be updated accordingly to accommodate changes as a result of the Englobe 2017 Hydrogeology Report comments stated above.

A safety factor of 2.5 was indicated by Englobe and included in the Stantec SWM Brief in the December 2018 resubmission. The existing conditions soil moisture capacity is indicated at 50 mm however the calculations uses 36.5 mm.

This has been addressed.

Additional comments regarding the FSR report were provided by COLE following the December 2018 resubmission:

7. The calculations noted a Brentwood System while the FSR report noted a Stormtech System. The correct system to be used is to be included at detailed design with detail drawings and a stage storage output corresponding to the type of system being used.

This should be addressed at the detailed design stage.

8. At detailed design stage, the spacing of plantings and trees from the infiltration system should be included to ensure that root growth does not interfere or impede with the functionality of the storage system.

This should be addressed at the detailed design stage.

2 Closure

This Peer Review was prepared for the benefit of the City of Guelph. Our Peer Review findings are based on information provided in the referenced reports. We have assumed that the information presented is true and accurate. We cannot be held responsible for the Site conditions should they differ from those reported.

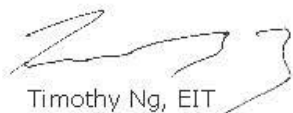
Yours sincerely,
Cole Engineering Group Ltd.



Alireza Hejazi, Ph.D., P.Eng.
Environmental Engineer
Hydrogeologist



Steve Davies, M.Sc., P.Geo.
Team Leader, Environmental Geoscience



Timothy Ng, EIT
Water Resources Designer

Attachment 13:

Departmental and Agency Comments

Respondent	No Objection or Comment	Conditional Support	Issues /Concerns
Development Planning		√	Site Plan Approval Required; Subject to conditions in Attachment 3
Engineering*		√	Site Plan Approval Required; Subject to conditions in Attachment 3
Environmental Planning*	√		
Landscape Planning	√		
Urban Design*		√	Site Plan Approval Required
Parks Planning*		√	Subject to conditions in Attachment 3; Cash-in-lieu of parkland dedication will be required
Zoning	√		
Source Water Protection	√		
Guelph Transit	√		
Guelph Hydro/Alectra	√		
Upper Grand District School Board*		√	Subject to conditions in Attachment 3
Wellington Catholic District School Board	√		
Guelph Police Service	√		
Guelph Fire	√		
Grand River Conservation Authority	√		
Guelph Wellington Development Association	√		
Union Gas Ltd.	√		
Canada Post	√		

* Indicates memo attached below.

Attachment 13:

Departmental and Agency Comments

Internal Memo



Date September 18, 2019

To **Michael Witmer**

From Jim Hall, P.Eng.

Service Area Infrastructure, Development and Enterprise Services

Department Engineering and Transportation Services

File Number 16.131.001

**Subject 34 Lowes Ave and 1533 to 1557 Gordon St.
Zoning By-Law Amendment (ZC1710)**

The application is for a Zoning By-law Amendment to rezone the subject site from the current R.1B (Residential Single Detached) Zone to a specialized R.4A (General Apartment Residential) Zone to permit the development of a six (6) storey, 86-unit apartment building. Each of the existing five (5) single detached dwellings on the subject site are proposed to be demolished to accommodate the apartment proposal.

The comments below are in response to the review of the following plans & reports:

Plans

- **Site Plan**, prepared by Martin Simmons Architects, Dated December 12, 2018
- **Preliminary Servicing Concept**, Drawing No. C-100, prepared by Stantec, Project No. 161413496, Revision 1 dated December 13, 2018
- **Preliminary Grading Concept**, Drawing No. C-400, prepared by Stantec, Project No. 161413496, Revision 1 dated December 13, 2018

Reports

- **Functional Servicing Report**, prepared by Stantec, File No. 1614-13496, dated December 2018 – Rev. 1

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Departmental and Agency Comments

- **Revised Scoped Hydrogeology Study**, prepared by Englobe Corp., Reference No. 160-P-0011540-0-02-300 dated December 14, 2018
- **Appendix B – City of Guelph Site Screening Questionnaire for Identifying Potential Contamination At A Site**, prepared by Reid's Heritage Homes Ltd., dated December 14, 2018
- **Phase I Environmental Site Assessment**, prepared by MTE Consultants Inc., dated July 15, 2016.
- **Phase II Environmental Site Assessment**, prepared by MTE Consultants Inc., dated September 29, 2016.
- **Letter, Subject: "Letter of Reliance – Phase I and Phase II Environmental Site Assessment Reports"**, prepared by MTE Consultants Inc., File No. C41604-100, dated December 13, 2018
- **Letter, Subject: "Long-Term Monitoring"**, prepared by Englobe Corp., Reference No. 160-P-0011504-03-301-HD-L-0001-00 dated November 2, 2018
- **34 Lowes Road West & 1533-1577 Gordon Street, Guelph Traffic Impact Study**, prepared by Paradigm Transportation Solutions Limited, Project No. 170191, dated September 2017
- **34 Lowes Road West & 1533-1577 Gordon Street, Guelph Traffic Impact Study – Addendum**, prepared by Paradigm Transportation Solutions Limited, Project No. 170191, dated December 2018

Comments

Road Infrastructure:

- Gordon Street abutting the subject property is currently a four (4) lane arterial road with asphalt pavement with curb and gutter and concrete sidewalk on the development side.
- Lowes Road West abutting the subject property is currently a two (2) lane local road with asphalt pavement with curb and gutter and concrete sidewalk on the development side, and a ditch system to manage stormwater on the north side of the road.

Source Water Protection:

Source Water Protection staff have reviewed the application and have no comments.

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Departmental and Agency Comments

Traffic Study, Access, Parking, and Transportation Demand Management (TDM):

The Traffic Impact Study (September 2017) includes general background traffic growth and additional traffic from adjacent new developments including 1511 Gordon Street and 19-59 Lowes Road West. The traffic flows and sightlines have been addressed in the Traffic Impact Study (September 2017) and subsequent addendum (December 2018). The study found that the study area intersections are anticipated to continue to operate with satisfactory levels of services during peak hours with some adjustments to the signal timing plans at Gordon Street and Clairfields Drive.

The daylight triangle at the corner of Gordon Street and Lowes Road is adequate as per guidelines outlines in the 2017 Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads.

The centreline of the proposed site access on Lowes Road West must line up with the future access to 19-59 Lowes Road West site; please ensure this detail is provided as part of the complete first submission of the Site Plan Control application.

The recommendations in the Traffic Impact Study and the Urban Design Brief both provide good guidance on TDM-supportive measures to include in the development. Staff can work with the developer to identify potential bikeshare parking needs (noted in Urban Design Brief).

Please replace the old Cycling Master Plan network map with the updated ATN map. http://guelph.ca/wp-content/uploads/ATT2_Map_CMPandATNNetwork.pdf

Municipal Services:

Gordon Street

Currently within the Gordon Street right-of-way are a 200mm diameter PVC Sanitary Sewer, a 400mm diameter ductile iron cement lined watermain, a 150mm diameter abandoned wastewater pressure main, and a 300mm diameter concrete storm sewer. Staff do not recommend connection to any of the municipal services within Gordon Street for this project.

Lowes Road West

The Lowes Road West right-of-way contains a 450mm diameter concrete sanitary sewer and a 150mm diameter ductile iron watermain.

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Departmental and Agency Comments

Servicing Capacity

It has been confirmed that adequate sanitary and water capacities have been confirmed available to service the proposed development when connected to municipal services in Lowes Road West.

The Developer shall be advised that there is potential for marginal water supply pressures at the proposed development under certain conditions such as peak hour demand scenario at locations with elevation greater than 346 m height above mean sea level (AMSL) and average day demand scenario at locations with elevation greater than 339 m height AMSL in the existing water system. Any means to mitigate this water pressure scenario to meet current Ontario Building Code standards on site is the responsibility of the Developer.

Storm Water Management:

The subject lands do not have access to a municipal storm sewer to service the proposed development. As such, the site has been designed to store and infiltrate the 100 year storm event. The infiltration that is proposed shall also provide water balance on-site, which closely mimics the predevelopment condition of the lands. The Functional Servicing Report (FSR) mentions the potential for on-site infiltration of clean roof runoff as well as the collection and polishing through a treatment train of the surface water flows. Geotechnical and permeameter testing of the soils has confirmed that the land and location of the proposed infiltration galleries should perform as advised.

The front portion of the site's stormwater drains uncontrolled and overland to Lowes Road West. Pre-development and post-development hydrologic analysis was completed and the proposed post-development peak flows to Lowes Road West are less than the pre-development flows for all storm events. The analysis shows a reduction from 0.02 m³/s to 0.002 m³/s for the more frequent minor storm events, and a reduction from 0.05 m³/s to 0.01 m³/s during the 100-year storm event. This indicates a significant reduction in stormwater flow to Lowes Road West post development.

The hydrogeological report has been peer reviewed by the consultant, Cole Engineering Group Ltd., and Engineering staff are relying on their feedback and comments for the development proposal in regards to any impacts or changes to the groundwater functions and how the proposed stormwater management mitigates these impacts. These comments can be found under separate cover.

Seasonal high ground water elevation investigations were on-going at the conclusion of engineering staff's review of the application. Sufficient data was provided to indicate the seasonal high ground water elevation, and additional monitoring was continuing. The site's preliminary design considers the ground

Attachment 13:

Departmental and Agency Comments

water elevation; design changes may be necessary if higher ground water elevation is found through the additional monitoring.

The Geotechnical Investigation Report needs to be updated as part of the Site Plan Control application submission, ensuring it includes the outcome of the complete ground water monitoring program in place for this site.

Oil-Grit Separator (OGS) unit sizing and selection shall be based on ETV Testing Certified units. Please note that typically, OGS units will not provide 80% TSS removal; see additional details in the City of Guelph Development Engineering Manual (DEM). Additional treatment may be necessary to meet targets, and additional review of the proposed system will be completed during Site Plan Control application submission.

The calculations noted a Brentwood System while the FSR report noted a Stormtech System. One system should be selected and be included in all relevant plans and reports submitted to support the Site Plan Control application, including detail drawings and a stage storage output corresponding to the type of system being used.

For the Site Plan Control application submission, the spacing of plantings and trees from the infiltration system should be included in appropriate plans/reports to ensure that root growth does not interfere or impede with the functionality of the storage system.

The cost of all the storm water management works and quality controls will be the responsibility of the owner. A grading, erosion/sedimentation control and servicing plan will also have to be submitted for review and approval as part of the site plan application. An operation and maintenance manual for the stormwater management system, including OGS unit(s) and infiltration galleries, shall also be provided as part of the Site Plan Control application submission.

Environmental:

The Phase I and II Environmental Site Assessments (ESAs) were conducted in accordance with the Canadian Standards Association (CSA) Z768-01 and Z768-00 format (as amended), respectively, as part of due diligence requirements (i.e. to identify actual or potential contamination) for a potential real estate transaction. City staff has reviewed the ESA and is satisfied that the report was conducted in manner consistent with all Acts, Regulations and Guidance documents, and has received and accepted a Letter of Reliance from a Qualified Person (QP).

The Owner is required to prepare the final documentation for the decommissioning of septic tanks and/or leaching beds, and submit them for our records and reference as part of the Site Plan Control application submission.

Attachment 13:

Departmental and Agency Comments

The Owner will also be required to ensure that all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned prior to site grading and servicing in accordance with current MOE regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer.

Staff Recommendations

Zoning By-Law Amendment Application

Engineering supports approval of the zoning by-law amendment application.

Future Planning Approval Conditions

The following conditions are provided as information to Council and will be imposed through site plan approval unless noted otherwise.

1. The Owner shall apply to the City for site plan approval in accordance with Section 41 of The Planning Act. The application shall include submitting detailed site plan, indicating such items as proposed servicing, grading and drainage, erosion and sediment control, access, parking and traffic circulation of the General Manager/City Engineer. Such plans shall be certified by a Professional Engineer. All applications for a building permit shall be accompanied by a plan that shows that the proposed building, grading and drainage is in conformance with the approved overall drainage and grading plan.
2. The Owner acknowledges and agrees that ensuring the suitability of the land from an environmental engineering perspective, for the proposed use(s) is the responsibility of the Developer/Landowner.
3. Prior to site plan approval and prior to any construction or grading on the lands, the Owner shall provide to the City, to the satisfaction of the General Manager/City Engineer, any of the following studies, plans and reports that may be requested by the General Manager/City Engineer. The cost related to preparation and implementation of such studies, plans and reports shall be borne by the Owner.
 - A Stormwater Management Report and plans certified by a Professional Engineer in accordance with the City's Guidelines and the latest edition of the Ministry of the Environment's "Stormwater Management Practices Planning and Design Manual". The report must be updated based on comments provided to date, and must address the quantity and quality of stormwater discharge and/or groundwater recharge from the site, demonstrate monthly water balance and show how the site will achieve a post-development groundwater recharge that is equal to

Attachment 13:

Departmental and Agency Comments

the pre-development recharge. It shall also include results of on-site permeameter testing and completed groundwater monitoring program data (minimum July 2017 – July 2019 or beyond) including the seasonal high groundwater elevation. The report shall also include a monitoring and maintenance program for the stormwater management facility.

- An updated Scoped Hydrogeology Study, updated based on comments prepared by Cole Engineering; the final peer review report prepared by Cole Engineering dated September 6, 2019 provides a summary of the comments.
 - A Geotechnical Investigation Report updated based on the above comments.
 - A Grading, Drainage and Servicing Plan prepared by a Professional Engineer for the site.
 - A Detailed Erosion and Sediment Control Plan, certified by a Professional Engineer that indicates the means whereby erosion will be minimized and sediment maintained on-site throughout grading and construction.
 - A Construction Traffic Access and Control Plan for all phases of servicing and building construction.
 - A Detailed Noise Study certified by a qualified Professional Engineer in accordance with the City of Guelph Noise Control Guidelines.
4. The Owner shall, to the satisfaction of the General Manager/City Engineer, address and be responsible for adhering to all the recommended measures contained in all plans, studies and reports submitted.
 5. The Owner shall obtain a site alteration permit in accordance with City By-law (2016)-20097 to the satisfaction of the General Manager/City Engineer if grading or earthworks are to occur prior to site plan approval.
 6. Prior to any construction or grading on the lands, the Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the General Manager/City Engineer, in accordance with a plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore, the Owner shall provide a qualified environmental inspector, satisfactory to the General Manager/City Engineer, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures on a weekly or

Attachment 13:

Departmental and Agency Comments

more frequent basis if required. The environmental inspector shall report on his or her findings to the City on a monthly or more frequent basis.

7. The Owner shall pay to the City the actual cost of the design and construction including the new driveway entrances and required curb cut and/or curb fill. Furthermore, prior to approval of the plans and prior to any construction or grading on the lands, the Owner shall pay to the City, the estimated cost as determined by the General Manager/City Engineer of the construction of the new driveway entrances and required curb cut and/or curb fill.
8. The Owner shall grade, develop and maintain the site including the storm water management facilities designed by a Professional Engineer, in accordance with a Site Plan that has been submitted to and approved by the General Manager/City Engineer. Furthermore the Owner shall have the Professional Engineer who designed the storm water management system certify to the City that he/she supervised the construction of the storm water management system and that the storm water management system was built as it was approved by the City and that it is functioning properly.
9. The Owner shall ensure that any existing domestic wells as well as all boreholes and monitoring wells installed for environmental, hydrogeological or geotechnical investigations are properly decommissioned in accordance with current Ministry of the Environment regulations (O.Reg. 903 as amended) and to the satisfaction of the General Manager/City Engineer, prior to site plan approval and prior to any construction or grading on the lands.
10. Prior to demolition of the existing houses, the Owner shall locate the position of any existing sanitary sewer, storm sewer, water service laterals and septic systems serving the existing houses. The Owner shall be responsible for the entire cost of removing the existing service laterals from the said lands satisfactory to the City, and removal of any existing septic systems satisfactory to the City.
11. The Owner acknowledges that the City does not allow retaining walls higher than 1.0-metre abutting existing residential properties without the permission of the General Manager/City Engineer.
12. The Owner shall stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches).
13. The Owner shall make satisfactory arrangements with Guelph Hydro/Alectra and phone and cable providers for the servicing of the lands as well as provisions for any easements and/or rights-of-way for their plant.


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Departmental and Agency Comments

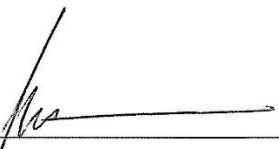
14. The Owner shall make satisfactory arrangements with Union Gas for the servicing of the lands as well as provisions for any easements and/or right-of-way for their plant, prior to site plan approval and prior to any construction or grading on the lands.
15. The Owner shall pay the estimated and the actual cost for decommissioning and removal of any services as determined by the General Manager/City Engineer.
16. The Owner shall provide assurance of proper operation and maintenance of the Stormwater management facility, and oil-grit-separator (OGS) unit(s) through the site plan agreement.
17. The Owner shall provide assurance of proper operation and maintenance of the infiltration galleries through the site plan agreement.
18. The Owner agrees to maintain a log for perpetual cleaning / maintenance of oil-grit-separator (OGS) unit(s), Stormwater management facility, and infiltration galleries and agrees to submit the maintenance log for audit purposes to the City and other agencies upon request through the site plan agreement.
19. The Owner shall retain a Professional Engineer, licensed in the Province of Ontario, to prepare an on-site engineering works cost estimate using the City's template. The estimate is to be certified by the Professional Engineer. The Owner shall provide the City with cash or letter of credit security for the on-site engineering works in an amount satisfactory to the City. The Owner shall pay the engineering on-site works inspection fee to the satisfaction of the City.

Attachment 13:

Departmental and Agency Comments



Mary Angelo, P. Eng.
Supervisor of Development Engineering



Jim Hall, P.Eng.
Development Infrastructure Engineer

Attachment 13:

Departmental and Agency Comments

INTERNAL MEMO



DATE June 27, 2019

TO **Michael Witmer, Development Planner**

FROM Jason Elliott, Environmental Planner

DIVISION Infrastructure, Development and Enterprise

DEPARTMENT Planning and Building Services

**SUBJECT 1533-1557 Gordon St and 34 Lowes Road Zoning By-law
Amendment ZC1710**

Note to File

In October 2018, Environmental Planning deferred the review of tree issues to Landscape Planning and water resources to Development Engineering and Cole Engineering (peer review). In February 2019 this approach was confirmed by Environmental Planning based on a quick review of the second submission.

On April 10, 2019 Cole Engineering provided peer review comments on the second submission materials (Revised Scoped Hydrogeology Study and the Functional Servicing Report). Cole's Comment #12 indicated that, because post development recharge will increase, it could lead to increased groundwater discharge in the Hanlon Creek Provincially Significant Wetland Complex. Further, Cole indicated that "City staff should be aware that a feature based water balance has not been completed and it is possible that the potential increase in groundwater discharge may change the hydro period of the wetland complex". As such, development engineering informed Environmental Planning to make sure that we were aware of this potential issue.

As a result, Environmental Planning reviewed the Revised Scoped Hydrogeology Study (December 14, 2018) in consultation with Development Engineering to investigate the potential for hydrologic impacts to the wetland complex as a result of the proposed development. The study contains an assessment of the groundwater mounding that will occur as a result of the proposed infiltration galleries. Drawing 102 of the report indicates that approximately 1 m of mounding will occur in the vicinity of the infiltration galleries (during the 100 year event) but that this will dissipate to about 0.2 m by the west corner of the site at Lowes Road and to 0.1 m approximately 16 m further west (towards the wetland). The assessment area did not extend further west towards the wetland. Nevertheless, it is extremely unlikely that the groundwater mounding will extend to the wetland given the estimated rate of mounding decline and the fact that the wetland is located approximately 230 m away from the subject lands at its closest point.

As it is extremely unlikely that the groundwater mounding will extend to the wetland, it is also unlikely that groundwater levels in the wetland will raise as a result of the development. There is the potential for an increase in groundwater

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Departmental and Agency Comments

Michael Witmer

June 27, 2019

RE: 1533-1557 Gordon St and 34 Lowes Road Zoning By-law Amendment ZC1710

Page 2 of 2

discharge in the wetland where/when the water table currently intersects the ground surface due to the increased infiltration on the subject lands and associated increase in hydraulic gradient. However, if it occurs, any increase in discharge is likely to be small overall and occur over a broad area. For these reasons, it is unlikely that the hydroperiod of the wetland would change enough to cause negative impacts. An increase in groundwater discharge into the tributary of Hanlon Creek located within the wetland would not be considered a negative impact.

Given the above, Environmental Planning has no concerns with the proposal to increase infiltration on the site and does not require a feature based water balance to be undertaken.

Please do not hesitate to contact me should you have any questions,



Jason Elliott

Environmental Planner

Infrastructure, Development and Enterprise

Planning and Building Services

Location: City Hall

519-822-1260 x 2563

Jason.elliott@guelph.ca

C: Jim Hall – Development Engineer

File # ZC1710

Attachment 13:

Departmental and Agency Comments

INTERNAL MEMO



DATE July 24, 2019

TO **Michael Witmer, Planner III**

FROM David de Groot, Senior Urban Designer

DIVISION Planning Services

DEPARTMENT Planning, Engineering & Building Services

**SUBJECT 1533 to 1557 Gordon Street and 34 Lowes Road West
Urban Design Review**

Urban Design staff has reviewed the 1533 to 1557 Gordon Street and 34 Lowes Road West Urban Design Brief dated December 2018 and plans dated April 4, 2019 and have the following comments. The applicant has revised the plan and submitted a revised Urban Design Brief. Only conceptual information was provided without supporting technical information like grading. Therefore, these comments are provided at a high level.

Background:

Urban Design policies from the Official Plan were reviewed. Although completed after the submission of this application (i.e. April 9, 2018), the city of Guelph has completed Urban Design Concept Plans for the Gordon Street Intensification Corridor, which includes a concept plan that includes these properties. These articulate Official Plan policies and provide greater guidance through additional direction and illustration. In addition, the City approved the Built Form Standards for Mid-rise Buildings and Townhouses on April 9, 2018. The comments below also reflect the review of these documents.

Urban Design Comments

- Staff acknowledges that the applicant has been working with City Staff and that overall design of the concept plan have been refined and improved.
- Through this process, staff has concentrated on a number of key issues which have been positively addressed by the applicant including:
 - Reducing the length of the building from 98.5m to 81.9 m
 - Revising the location of the outdoor amenity area so that it is more centralized and connected to interior common amenity area.
 - Requiring a 6m setback along Gordon Street and Lowes Road.
 - Creating a rhythm of entrances along the ground floor against Gordon Street; and,
 - Shaping the building's top including meeting the angular plane requirements of the Zoning By-law.
- The Urban Design Brief prepared by GSP Group with Martin Simmons Architects includes a supporting shadow study. Based on this, staff agrees with their conclusion that the proposed development form has minimal shadowing impacts on surrounding properties and streetscapes. Staff is of the opinion that there will not be any unacceptable adverse impacts on adjacent properties or the adjacent streetscapes.

Attachment 13:

Departmental and Agency Comments

Michael Witmer, Planner III

July 24, 2019

RE: 1533 to 1557 Gordon Street and 34 Lowes Road West - Urban Design Brief

Page 2 of 2

- Generally Urban Design staff is supportive of the approach to the design of the site as outlined in the Urban Design Brief Urban Design Brief dated December 2018 and plans dated April 4, 2019.
- There are still some outstanding details identified through staff review that may require additional changes. Staff feels these can be addressed through the site plan process and further changes to the building design. These include:
 - As per the Townhouse and Midrise Built Form Standards (7.3.4), along Gordon Street, buildings are to be finished with prominently natural and durable materials such as stone and brick. Pre-cast panels or replica materials (such as pre-cast concrete panels made to look like brick/stone) should only be shown above the 3rd storey. Predominantly painted precast concrete along the ground floor will not be acceptable. Elevations will need to be revised/refined to reflect this direction.
 - Parking should not project into the required front yard setback along Lowes Road.
 - Design the parking lot design to allow for future connections to the southern properties.
- As part of the site plan process further detailed comments will be discussed including reviewing and finalization of building materials, landscaping materials and other site plan-level design elements will be completed through the site plan process. This includes:
 - Lighting fixtures.
 - Hardscape materials.
 - Building colours and materials.
 - Type and material of benches.
 - Green roofs will be strongly encouraged.
 - Type and location of bicycle parking.
 - Rooftop mechanical screening details.
 - As the development has more than 20 units, and more than 10 units have 3 or more bedrooms, a children's play area should be provided.
 - Garbage Storage and Pick Up. Public pick up on site needs to be developed in accordance with City Standards.
 - Staff will continue to encourage Low Impact Development Technologies that can be incorporated into the landscape and architecture.

Prepared By:

David de Groot

Senior Urban Designer

519.822.1260 ext. 2358

David.deGroot@quelfph.ca

Attachment 13:

Departmental and Agency Comments

INTERNAL MEMO



DATE September 27, 2019
TO Michael Witmer
FROM Jyoti Pathak
DIVISION Parks and Recreation
DEPARTMENT Public Services
SUBJECT 1533-1557 Gordon Street and 34 Lowes Road West– Proposed Zoning By-Law Amendment (File # ZC1710)

Park Planning has reviewed the 'notice of resubmission' for the File: (ZC1710), dated January 2, 2019 and the following supporting documents for the Proposed Zoning By-Law Amendment

- Design Package – October 3, 2018
- Long Term Groundwater Monitoring – November 2, 2018
- Transportation Impact Study Addendum – December 4, 2018
- Tree Preservation Plan – December 12, 2018
- ESA Phase 1 and 2 Letter of Reliance – December 13, 2018
- Functional Servicing Report (REVISED) – December 13, 2018
- Hydro G Review Response Letter – December 14, 2018
- Response to Comments P.1 and P.2 ESA – December 13, 2018
- Site Screening Questionnaire – December 13, 2018
- SSQ Supporting Information – December 13, 2018
- Urban Design Brief (REVISED) – December 13, 2018
- Scoped Hydrogeology Study (Revised) – December 14, 2018
- Submission Cover Letter – December 14, 2018
- Site Plan – July 15, 2019

Subject Lands:

The subject site is approximately 0.86 hectares in size and is located on the southwest corner of the intersection of Gordon Street and Lowes Road West.

The most recent proposal received for the subject site includes development of a 6 story apartment building with 86 residential units at a net density of 100 units per hectare, common amenity space and 113 surface parking spaces.

Proposed Development:

The purpose of the proposed Zoning By-law Amendment application is to rezone the subject site from the current R.1B (Residential Single Detached) Zone to a specialized R.4A-? (General Apartment Residential) Zone to permit the development of a six (6) storey, 86 unit apartment building. Each of the existing five (5) single detached dwellings on the subject site are proposed to be demolished to accommodate the apartment proposal.

Attachment 13:

Departmental and Agency Comments

The most recent proposal received for the subject site includes development of a 6 storey apartment building with 86 residential units at a net density of 100 units per hectare, common amenity space and 113 surface parking spaces.

Park Planning offers the following comments:

Zoning Bylaw Amendment:

Park Planning has no objection to the proposed Zoning By-Law Amendment to rezone the subject site from the current R.1B (Residential Single Detached) Zone to a specialized R.4A-? (General Apartment Residential) Zone to permit the development of a six (6) storey, 86 unit apartment building subject to the conditions outlined below:

Parkland Dedication:

The current residential development proposal includes development of a mid-rise six (6) storey, 86 unit apartment building on the subject site with an area of 0.86 ha at a density of 100 units per hectare.

Park Planning recommends payment in lieu of conveyance of parkland for the proposed development. Conveyance of parkland isn't recommended for the subject development as the application of the rate of conveyance of parkland at 30% of the development land would render the remaining portion of the development site impractical for development due to the small site area, less than a hectare.

Payment of money-in-lieu of parkland conveyance shall be required pursuant to s. 42 of the *Planning Act*, and in accordance with City of Guelph By-law (2019)-20366, as amended by By-law (2019)-20380 or any successor thereof. The calculation of the parkland dedication rate will depend on the details of the approved development and rate in effect at the time of the issuance of the first building permit.

Conditions of Development:

Park Planning recommends the following development approval conditions:

1. The Developer shall be responsible for a payment in lieu of parkland conveyance for the entire development, in accordance with the City of Guelph Parkland Dedication By-Law 2019 - (20366) as amended by the By-Law 2019 - (20380) or any successor thereof prior to issuance of any building permits.
2. Prior to Site Plan approval, the Owner shall provide a long form appraisal report prepared for The Corporation of the City of Guelph for the purposes of calculating the amount of payment in-lieu of parkland conveyance pursuant to s.42 of the Planning Act, to the satisfaction of the Deputy CAO of Public Services. The value of the land shall be determined as of the day before the day the first building permit is issued. The long form appraisal report shall be prepared by a qualified appraiser who is a member in good standing of the Appraisal Institute of Canada, and shall be subject to the review and approval of City in accordance with the Parkland Dedication Bylaw. Notwithstanding the foregoing, if the appraisal provided by the applicant is not satisfactory to the City, acting reasonably, the City reserves the right to obtain an independent appraisal for the purposes of calculating the payment in-lieu of parkland conveyance.

Attachment 13:

Departmental and Agency Comments

Summary:

The above comments represent Park Planning's review of the proposed development. Based on the current information provided, Park Planning supports the proposed changes subject to the conditions outlined above.

Regards,

Jyoti Pathak, Park Planner
Parks and Recreation, **Public Services**
T 519-822-1260 extension 2431
E jyoti.pathak@guelph.ca

Attachment 13:

Departmental and Agency Comments



**UPPER GRAND
DISTRICT SCHOOL
BOARD**

Jennifer Passy BES, MCIP, RPP

Manager of Planning

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: jennifer.passy@ugdsb.on.ca

Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

January 17, 2019

REC-1

PLN: 19-003

File Code: R14

Sent by: mail & email

JAN 21 2019

IDE-1

Michael Witmer
Senior Development Planner
City of Guelph
1 Carden Street
Guelph, Ontario N1H 3A1

Dear Mr. Witmer;

Re: ZC1710

1533-1557 Gordon Street and 34 Lowes Street, Guelph

Planning staff at the Upper Grand District School Board has received the Notice of Resubmission for the above noted development. Be advised that the Planning Department has no concerns with the resubmission. The board's original conditions submitted February 22, 2018 (listed below) remain applicable.

- Education Development Charges shall be collected prior to the issuance of a building permit
- Adequate sidewalks, lighting and snow removal (on sidewalks and walkways) is provided to allow children to walk safely to school or to a designated bus pickup point
- The developer and the Upper Grand District School Board reach an agreement regarding the supply and erection of a sign (at the developers expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents of schools in the area.
- The developer agrees to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

Should you require additional information, please feel free to contact me.

Sincerely,
Upper Grand District School Board

Jennifer Passy, BES, MCIP, RPP
Manager of Planning

Upper Grand District School Board

• Linda Busuttill; Chair
• Mike Foley

• Mark Bailey; Vice-Chair
• Barbara Lustgarten Evoy

• Jolly Bedi
• Martha MacNeil

• Gail Campbell
• Robin Ross

• Jen Edwards
• Lynn Topping

Attachment 13:

Departmental and Agency Comments



January 22, 2019

Mr. Michael Witmer
Development Planner
Planning and Building Services
Infrastructure, Development and Enterprise
City of Guelph
1 Carden Street
GUELPH, Ontario
N1H 3A1

Dear Mr. Witmer:

Re: 1533-1557 Gordon Street - Proposed Zoning By-law Amendment (File # ZC1710)

The Guelph and Wellington Development Association is in receipt of the Notice of Resubmission dated January 2, 2019 for the above-noted proposal.

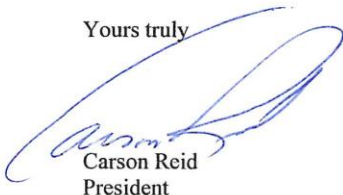
The revised submission continues to propose the development of a six storey, 102 unit apartment building. The Guelph and Wellington Development Association supports this application and our comments submitted in January 2018 remain unchanged.

The site is located along the Gordon Street corridor being a major arterial road, transit route and an area of the City where intensification is promoted through the Official Plan policies. The design of the project proposes reasonable setbacks to adjacent residential dwellings, while creating an attractive streetscape along Gordon Street. The site specific regulations are appropriate and will result in a development that optimizes the use of land within the Built Boundary of the City.

We view this proposal as an appropriate form of residential intensification and is consistent with the principles established in the Growth Plan, as well as the Provincial Policy Statement and the City's Official Plan.

We encourage staff to expedite the processing of this file.

Yours truly



Carson Reid
President

Guelph Wellington Development Association | 301-100 Stone Road West | Guelph | Ontario | N1G 5L3

Attachment 14:

Public Notification Summary

November 22, 2017	Zoning By-law Amendment Application received by the City of Guelph
December 21, 2017	Zoning By-law Amendment Application deemed complete
January 4, 2018	Notice sign for Zoning By-law Amendment placed on property
January 5, 2018	Notice of Complete Application and Public Meeting for Zoning By-law Amendment mailed to prescribed Agencies, City departments and surrounding property owners within 120 metres
February 22, 2018	Notice of Public Meeting for Zoning By-law Amendment advertised in the Guelph Mercury Tribune
March 19, 2018	Statutory Public Meeting of Council for Zoning By-law Amendment
December 14, 2018	Revised Zoning By-law Amendment received by the City of Guelph
January 22, 2019	Neighbourhood Information Meeting at City Hall
April 9, 2019	On-site meeting and neighbourhood walk about with City staff, area residents, developer and consultants
September 27, 2019	Notice of Decision Meeting sent to parties that commented or requested notice
October 16, 2019	City Council Meeting to consider staff recommendation

Dear Mayor Guthrie and Fellow Council Members,

I am writing you regarding zoning request for 1533-1557 Gordon Street. We have recently moved to [REDACTED] and we back onto Gordon. We do not want a 6 story apartment building in our backyard. Our neighbour Peter said it best, "Don't take away our sky."

We have two beautiful picture windows in the back of our house. We love to sit there and enjoy the beautiful trees, sun shining in and beautiful sky especially when there is a sunset. Please don't take that away from us!!!! If this apartment should be built we will see nothing but a huge wall. Don't allow this to happen!!! Keep it a two story neighbourhood. It is the people that voted you in. Please do what's best for us, not Reid's Heritage Homes!!! This will have a profound effect on all of us. Stop this Please!!!!

Regards
Ena and Lida Sikkes

* * *

TO: ALL COUNCILLORS AND MAYOR

RE: REIDS PROPOSED SIX STORY APARTMENT BUILDING

I live on [REDACTED], adjacent to the proposed Reid's six story apartment building.

My appeal to the Mayor and Councillors is that I and my neighbours are **STRONGLY OPPOSED** to the proposed zoning change and the six story apartment building.

Please **vote AGAINST the zoning change.**

Respectfully yours,

Barbara Steel

* * *

My regard to his Worship, Mayor Guthrie and to all Councillors

"QIMBY" not "nimby".

I live at [REDACTED], in townhouse [REDACTED] backing on Gordon Street. My western exposure to Gordon Street will directly face the largest wall of the proposed structure: 70 odd feet high and almost as long as a football field. There will be a deleterious effect to our backyard gardens and plantings.

I want to acknowledge Councillors Dominique O'Rourke and Phil Allt for their participation in a meeting of affected owners from the area of Lowes Road and Gordon Street.

The services and information rendered by the City Planning Department have been prompt, courteous and most useful; my particular thanks to Michael Witmer.

Mr. Witmer was indeed helpful in arranging Meeting dates and locales I also wish to acknowledge the spokespersons for the Developer and the Consultants. Our discussions throughout have been professional, candid, especially courteous and direct- Thank you I note that the Developer has made significant and positive change to the original building plan. These change do indeed improve the attractiveness of the wall facing Gordon Street.

At a community meeting of owners from the 3 affected Condos all attendees were all strongly opposed to the requested changes.

We all acknowledge that Gordon Street is a main arterial road and, according to the Guelph Plan and the Province's direction, it will continue to be an area of intensification. However, there are NO buildings along Gordon Street exceeding 2 storeys within a kilometre.

This 6 storey building does not in any fashion fit in with our 2 storey neighbourhood.

All three Condo Boards are on record as opposed to the requested Zoning and By-Law changes.

The intersection of Lowes and Gordon, while traffic light controlled, is not composed of right angles. The 60 degree and 120 degree corners offer very limited sight lines.

I also note that given the proximity of the proposed building the noise consequence will be a constant reverberation.

Given no parking on Gordon Street and limited parking on a narrow Lowes Road the area will have constant on road issues. On Street Parking on Lowes Road will leave only one lane for traffic in both directions.

Try to imagine the difficulties for a City snow plow operator.

When the developer razes the 5 houses the site will also lose 57 large and mature trees.

A 6 storey building just isn't appropriate in our two storey neighbourhood.

I am extremely disappointed in the follow-up to our previous presentations to Council about 18 months ago.

As I recall 11 of the 12 Councillors and His Worship, Mayor Guthrie, all generally agreed that a six story building is not necessarily a good fit in our neighbourhood.

Our presentations were coined "QIMBY" by His Worship rather than "nimby".

Guelph Planning Department was directed by the Mayor to find a more suitable solution.

Neither City Planning nor the Developer has considered anything other than a 6 story building. The Developer stated they have no Plan B nor have they considered row housing.

As you can see I am strongly opposed to the Reid's proposal and my request is for the City to deny the developers requests.

Thank you for your time and your attention.

Peter Kastner CPA

Dear Mr Mayor and Council Members.

My name is Peter Wechselmann and I live at [REDACTED] My unit is directly across the street, about 175 feet from the proposed building.

This building when completed will in effect be a wall stealing away my and my neighbours afternoon sunsets and daylight and casting us in shadow. Think of the effect that such a large building will have on people. I ask you to again visualize a western view with the horizon, green canopy and crimson sunsets. This is my view. Now visualize being 175 ft away from the side of a Walmart. That will be my new permanent lifetime view. No horizon, no green canopy and no sunsets. I have enjoyed these views for over 20 years.

I was in attendance at the last meeting and there was much discussion about the building and what features there were and so on. There was not a mention from anyone, other than the delegates, about people. Isn't that what we should be discussing. The feeling I had was the building was more important than the residents in attendance. The matter was referred back to Council ,due to a tie vote. The developer was to make some changes to address some minor matters . No one mentioned the height and length of the building and that it should be moderated or that there may be something else that would be a better fit into this community.

As to process , I'm not familiar with Planning Legislation, but generally if a resolution doesn't pass it is deemed defeated. Why did this not happen in the present case?

In any event I will outline some people issues I would ask you to keep in consideration. To those Councillors who voted against the development, I thank you and ask that your vote this time is consistent. To those Councillors who voted for the development, I ask you to reconsider your vote and support defeating this proposal.

We talk about bricks and mortar and set backs and traffic and so on. I want you to focus on the residents of Guelph affected by this development. What is the right thing to do and what is not. This development is wrong for many reasons. Simply because a process has all its boxes checked off does not mean it's the right thing to do. "Is this the right thing to do" should always be the first question with anything that impacts people's lives.

This development is wrong because it steals away the amenities of life and its joie de vive. We enjoy afternoons and many residents have invested in their back yards. Decks, awnings, landscaping, furniture BBQs and so on. Once the building is up, the pleasure of afternoons is gone. This cant be right.

This development is wrong because it makes us live in a fish bowl. Now we have basically no visual intrusions into our back yards . With the building we will have 40 units or so, looking directly into our backyards and homes. Definitely feels like being in a fish bowl. Residents will feel uncomfortable now being outside and using their yards as they have before. This cant be right.

This development is wrong because it has a negative and oppressive emotional and psychological effect on people. And not in a good way. Think about how you would feel having this wall 175 away on a permanent basis. This wall and what it takes away from us

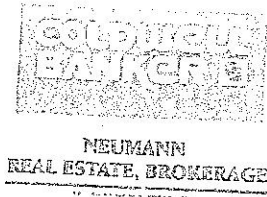
will be there forever. It's tough to live with and doesn't make for a happy countenance. This cant be right.

This development is wrong because its brakes a promise made by the City. That promise was expressed in the zoning maps. Twenty two years ago and up until now the zoning has been single family homes. Putting a 6 story building is a break of that promise. I should be able to rely on these maps. Otherwise why not just put a question mark on each segment of the map. I understand that development needs to occur in a vibrant growing city. However that city shouldn't lose its humanity as it grows. It should keep the zoning consistant with the original intent. Breaking this zoning promise with its negative result on people cant be right .

This development is wrong because it greatly depreciates the value of our homes. Attached is an opinion letter from a long time Guelph realtor. As you can see, this proposed development could result in a 10 to 15 percent drop in our home values. THIS IS OUTRAGEOUS! That a development can cause the loss of so much equity in our homes is totally unacceptable. If this development proceeds to whom shall we send the bill for this economic loss. This devaluation will affect all things touching upon home values. Financing, equity loans, lines of credit and resale value to name some. If this building goes up, I would hope a MVA would recognize this drop in value and that our taxes should decline. To devalue the single largest asset of a person by such a significant amount surely is not the right thing to do.

I ask this Council to act as the conscience of the City and keep its promise and to do what is right. Do not allow this development to perpetrate the foregoing wrongs. Please do the right thing and vote against this development .

Peter Wechselmann



COLDWELL BANKER NEUMANN
REAL ESTATE BROKERAGE LTD.

824 GORDON ST, UNIT 201
GUELPH, ON N1G 1Y7

October 23,, 2019

To whom it may concern,

My name is Nancy Soligo, I am not only a long standing realtor in Guelph, but I was born and raised and have raised my own family in Guelph. I have been a realtor for almost 31 years and I do have some insight as to the effects of new construction on existing structures.

I was asked to give my opinion and the use of my knowledge and experience as a realtor on the new development being proposed for the corner of Lowes and Gordon Streets. The existing cottages as they were and are still known were built by Thomasfield Homes and as of now the homes have enjoyed the beautiful view of the trees, afternoon sunsets, not having neighbours looking directly into their backyards and their homes.

With this proposed building the fallout will be detrimental not only to the enjoyment of their homes but a financial cost as well and not in a favorable way. The homes will become less desirable when the units are built and therefore less value.

In my opinion, and again I have been doing real estate for over 30 years, the value of the existing homes will be down anywhere from 10 to 15 percent in value and depending on the state of the market at that time could even be down more.

The owner now who have taken care of their homes for many years need to be taken into consideration when approving this new building, does Guelph really need more apartment units in the southend??

Sincerely

Nancy Soligo



