

City Council - Planning Meeting Agenda



Monday, November 13, 2017 – 6:30 p.m.
Council Chambers, Guelph City Hall, 1 Carden Street

Please turn off or place on non-audible all electronic devices during the meeting.

Please note that an electronic version of this agenda is available on guelph.ca/agendas.

Open Meeting – 6:30 p.m.

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.

CON-2017.49 Urban Design Manual: Urban Design Vision and Design Action Plan

Recommendation:

That the Urban Design Vision and Urban Design Action Plan components of the Urban Design Manual, included as Attachment 1 in Report IDE-2017-122 dated November 13, 2017 be approved.

Public Meeting to Hear Applications Under Sections 17, 34 and 51 of The Planning Act

(delegations permitted a maximum of 10 minutes)

388 Arkell Road - Proposed Official Plan Amendment and Zoning By-law Amendment Files: OP1705 and ZC1708 - Ward 6

Staff Presentation:

Lindsay Sulatycki, Senior Development Planner

Delegations:

Pierre Chauvin, MHBC Planning

Jennifer Passy, Upper Grand District School Board

Staff Summary (if required)

Recommendation:

That Report IDE 2017-123 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File: OP1705 and ZC1708) submitted by MHBC Planning on behalf of the owner, Upper Grand District School Board (UGDSB), to permit the development of a secondary school on the property municipally known as 388 Arkell Road, and legally described as Part of Lot 6, Concession 8, Geographic Township of Puslinch; Part 1, Plan 61R-20599, City of Guelph, from Infrastructure, Development and Enterprise dated November 13, 2017, be received.

Special Resolutions

By-laws

Resolution to adopt the By-laws (Councillor Wettstein)

Mayor's Announcements

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

Notice of Motion

Adjournment

Staff Report



To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, November 13, 2017

Subject **Urban Design Manual: Urban Design Vision and Design Action Plan**

Report Number IDE-2017-122

Recommendation

That the Urban Design Vision and Urban Design Action Plan components of the Urban Design Manual, included as Attachment 1 in Report IDE-2017-122 dated November 13, 2017 be approved.

Executive Summary

Purpose of Report

To provide Council with two recommended components of the Urban Design Manual: Volume 1: Urban Design Vision and Volume 2: Urban Design Action Plan. The documents address the Official Plan vision, objectives and policies and discusses how these can be achieved through urban design and various specific actions.

Key Findings

The Urban Design Action Plan has been developed by the Policy Planning and Urban Design division of Planning, Urban Design and Building Services in collaboration with a range of key City departments. This project builds on the City's 2009 Urban Design Action Plan and will serve a number of purposes, including:

- assisting in implementing the new design directions introduced through the City's Official Plan Update;
- providing direction to a future review of the City's comprehensive zoning by-law;
- supporting an efficient development review process by providing clarity around expectations; and,
- informing future City projects that relate to the public realm.

Council was circulated an Information Report with an earlier draft version of the document on April 21, 2017 and invited to provide individual feedback. A draft

version was also brought forward to Committee of the Whole on July 4, 2017 (see Attachment 2).

Based on feedback received from Council, the Urban Design Vision and Urban Design Action Plan components of the Urban Design Manual are being recommended (Attachment 1). These documents have been developed using broad interdepartmental coordination to implement the vision of OPA 48. It includes a vision for urban design in Guelph and updated urban design action plan items. Staff is presenting the document to Council for adoption.

Financial Implications

The development of the Urban Design Manual is funded through approved capital funding

Report

With significant population growth planned for Guelph, as required by Provincial legislation, the way Guelph is growing is changing, including further intensification and more complete, mixed-use greenfield neighbourhoods.

The Urban Design Action Plan has been developed by Policy Planning and Urban Design division of Planning, Urban Design and Building Services in collaboration with other related departments. It sets directions and creates an action list to promote and enhance the delivery of approved urban policy and design in the City. The Urban Design Manual will provide a thoughtful and consistent approach to urban design in Guelph.

This project builds on the 2009 Urban Design Action Plan and will assist in implementing the directions established in the City's updated Official Plan (Official Plan Amendment 48), and provide direction to a future comprehensive Zoning By-law update. This project was introduced as part of the report (Urban Design Action Plan Update and Urban Design Manual Project, Report 16-24) presented in April 2016 (Attachment 3).

The Urban Design Vision and Urban Design Action Plan components of the Urban Design Manual have been prepared based on internal and external stakeholder engagement as well as Council's input (Attachment 1). Staff is presenting the recommended document to Council for approval.

Urban Design Manual: Urban Design Vision (Volume 1) and Urban Design Action Plan (Volume 2)

Volume 1: Urban Design Vision for Guelph

This volume describes the urban design vision that is based on the Official Plan vision, strategic goals, objectives and policies.

Volume 2: Urban Design Action Plan

Part 1: Opportunity areas

This part focuses on distinct areas in the city with potential for significant change. It also considers city-wide opportunities.

Part 2: Activating public space and institutional strengthening

This part focuses on the processes and programs the City should improve or initiate to ensure urban design objectives are met and increase awareness about urban design.

Part 3: Urban design policy directions

The final part focuses on strengthening City policies and regulations.

Summary of Council Feedback and Changes

Council was circulated an Information Report with an earlier draft version of the document on April 21, 2017 and invited to provide individual feedback. A draft version was also brought forward to Committee of the Whole on July 4, 2017. See the Consultations section of this report for an overview of engagement completed.

Along with questions regarding clarification, comments were received from Council regarding the issue of lighting and urban design awards. Based on this feedback staff has revised the priorities to include the following as priority actions to be completed in the next two to three years:

1. Develop site and building design lighting guidelines to provide effective and safe night-time visibility, while minimizing glare and light intrusion onto adjacent private properties, public lands and public rights-of-way.

This would be implemented through site plan standards to be included in the site plan guidelines.

2. Implement an urban design awards program including categories such as open space, community initiatives, infill and conservation/adaptive reuse, and holding a public awards night.

In addition minor changes were made improve readability and to align the Part 3: Urban design policy directions with the forthcoming Built Form Standards for Mid-Rise Buildings and Townhouses.

Financial Implications

The development of the Urban Design Manual is funded through approved capital funding.

Consultations

The following engagement activities have informed the preparation of Volumes 1 and 2:

- Meeting with councillors for tours of their Wards (2015-2016).
- An Internal Workshop (February 2016) was held with representatives from internal departments including Engineering, Economic Development, Parks, Zoning, Forestry and Transit to give departments an opportunity to provide feedback. An internal circulation was also completed.
- Urban Design Manual Workshop (December 2016) was attended by approximately 100 people. Participants reviewed urban design actions for different areas of the city and helped prioritize actions to be completed first.
- A follow-up feedback form was filled in by 75 participants. Staff used this information from the survey to inform the urban design actions and priorities.
- Public and external stakeholder commenting period for review of draft document was conducted between April 24, 2017-May 15, 2017. An online survey was also used to structure feedback and was completed by 9 participants.
- A draft version was brought forward to Committee of the Whole on July 4, 2017 for Council review.

Communications

The final document will be communicated and shared with the community as per the project communications plan. Communications tactics will include:

- A media release announcing the final Urban Design Manual
- Social media messages on Twitter and Facebook; and,
- Updating the project webpage and posting an electronic version of the final Urban Design Manual.

Corporate Administrative Plan

Overarching Goals

Service Excellence

Financial Stability

Innovation

Service Area Operational Work Plans

Our Services - Municipal services that make lives better

Our People- Building a great community together

Attachments

- *ATT-1 Urban Design Manual: Urban Design Vision (Volume 1) and Urban Design Action Plan (Volume 2), dated November 2017 is available on the City of Guelph website at [Guelph.ca/urbandesign](http://guelph.ca/urbandesign)
- *ATT-2 July 4, 2017 Draft Urban Design Manual: Urban Design Vision and Design Action Plan (IDE Report 17-79) is available on the City of Guelph website at:
http://guelph.ca/wp-content/uploads/cow_agenda_070417.pdf
- *ATT-3 April 20, 2016 Urban Design Action Plan Update and Urban Design Manual Project (IDE Report 16-24) is available on the City of Guelph website at:
http://guelph.ca/wp-content/uploads/council_agenda_042016.pdf

Departmental Approval

Not applicable

Report Author

David de Groot
Senior Urban Designer



Approved By

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Approved By

Melissa Aldunate
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Recommended By

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Staff Report



To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, November 13, 2017

Subject **Statutory Public Meeting Report
388 Arkell Road
Proposed Official Plan Amendment and Zoning By-law Amendment
Files: OP1705 and ZC1708
Ward 6**

Report Number IDE-2017-123

Recommendation

That Report IDE-2017-123 regarding proposed Official Plan Amendment and Zoning By-law Amendment applications (File: OP1705 and ZC1708) submitted by MHBC Planning on behalf of the owner, Upper Grand District School Board (UGDSB), to permit the development of a secondary school on the property municipally known as 388 Arkell Road, and legally described as Part of Lot 6, Concession 8, Geographic Township of Puslinch; Part 1, Plan 61R-20599, City of Guelph, from Infrastructure, Development and Enterprise dated November 13, 2017, be received.

Executive Summary

Purpose of Report

To provide planning information on Official Plan Amendment and Zoning By-law Amendment applications submitted for the property municipally known as 388 Arkell Road. The purpose of the proposed Official Plan Amendment and Zoning By-law Amendment is to permit the development of a secondary school. This report has been prepared in conjunction with the Statutory Public Meeting for this application.

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 to amend the Official Plan and Zoning By-law were received for the property municipally known as 388 Arkell Road from MHBC Planning on behalf of the owner, Upper Grand District School Board (UGDSB) on August 28, 2017 and were deemed to be complete on September 21, 2017.

The purpose of the Official Plan Amendment is to include a site specific policy in the Official Plan to allow a school use on the subject property. The purpose of the Zoning By-law Amendment is to change the zoning from the "Agricultural" (A) Zone in the Township of Puslinch Zoning By-law 19/85 to the standard "Educational, Spiritual and Other Services" (I.1) Zone in the City of Guelph Zoning By-law (1995)-14864 to permit the development of a secondary school.

Location

The subject property is located at the north-west corner of Victoria Road South and Arkell Road (see ATT-1 - Location Map and ATT-2 - Orthophoto). The subject property has an area of approximately 7.48 hectares (18.48 acres) and a frontage of 174.2 metres along Arkell Road and a flankage frontage of 395.3 metres along Victoria Road South. The property is currently vacant and used for agricultural purposes.

Surrounding land uses include:

- To the north: lands currently zoned and draft plan approved for residential uses, a neighbourhood park and environmental features;
- To the south: Arkell Road, beyond which are medium density residential uses, in the form of townhouses and a commercial plaza;
- To the east: Victoria Road South, beyond which are lands located within the Township of Puslinch and presently used for agricultural purposes and the University of Guelph Arkell Research Station;
- To the west: lands zoned for agricultural uses under the Township of Puslinch Zoning By-law and designated in the City of Guelph Official Plan for residential purposes.

Existing Official Plan Land Use Designations and Policies

The Official Plan land use designations that apply to the subject property are "General Residential", "Medium Density Residential", "Neighbourhood Commercial Centre (4,650m²)" and "Significant Natural Areas and Natural Areas". Within the residential land use designations, non-residential uses that are complementary to and serve the needs of the residential neighbourhoods are permitted. Such non-residential uses include schools.

The northern portion of the subject property is designated as "Significant Natural Areas and Natural Areas". Development is not proposed on this portion of the property and the applicant has prepared an Environmental Impact Study (EIS) to address development adjacent to the environmental feature and recommend

appropriate setbacks (buffers) to demonstrate that there will be no negative impacts to the feature.

The "Neighbourhood Commercial Centre" land use designation is comprised of one or several commercial buildings on one or more properties within a compact "node", and is intended to primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts. Institutional and small scale office uses may also be permitted where these uses are compatible with the particular surroundings. Schools are not specifically permitted within this land use designation and the applicant has submitted an Official Plan Amendment to include a site-specific policy to include a school as a permitted use in this designation on the subject property.

The relevant policies for the applicable land use designations are included in ATT-3 and the proposed Official Plan Amendment is included in ATT-5.

Official Plan Amendment #48 Land Use Designations and Policies

Official Plan Amendment #48 (OPA 48), a comprehensive update to the City's Official Plan, designates the subject property as "Low Density Greenfield Residential", "Medium Density Residential", "Neighbourhood Commercial Centre" and "Significant Natural Areas and Natural Areas". A Decision and Order from the Ontario Municipal Board on October 5, 2017 has brought OPA 48 into full force and effect. Although the applications which were received prior to OPA 48 coming into full force and effect are being processed under the 2001 Official Plan, Staff must have regard to the policies and designations of OPA 48. The land use designations and relevant policies contained in OPA 48 are included in ATT-4.

Existing Zoning

The subject property was annexed from the Township of Puslinch in 1993 and accordingly is zoned "Agricultural" (A), according to the Township of Puslinch Zoning By-law 19/85. The City of Guelph Official Plan provides that annexed lands are subject to applicable Township Zoning By-laws that were in effect on April 1, 1993. These By-laws will remain in effect until they are replaced with new Zoning By-laws and regulations in conformity with the City of Guelph Official Plan. The proposed Zoning By-law Amendment will have the effect of repealing the Township of Puslinch Zoning By-law as it applies to the subject property and will replace it with the "Educational, Spiritual, and Other Services" (I.1) Zone of the City of Guelph's Zoning By-law (1995)-14864.

Details of the existing zoning are included in ATT-6.

Description of Proposed Zoning By-law Amendment

The applicant is requesting that the Zoning By-law be amended to permit the development of a secondary school and the zoning be changed to the standard "Educational, Spiritual, and Other Services" (I.1) Zone.

No additional specialized regulations are requested to facilitate the proposed development. Details of the proposed zoning are included in ATT-7.

Proposed Development

The purpose of the proposed Official Plan Amendment and Zoning By-law Amendment is to permit the development of a secondary school on the subject property. More specifically, the applicant is proposing:

- A three-storey secondary school which will accommodate approximately 1,200 students;
- Two vehicular access points from Arkell Road and one vehicular access point from Victoria Road South;
- Surface parking;
- A track and playing field;
- Pedestrian connections to Arkell Road, Victoria Road and adjacent lands; and,
- Retention of the existing woodlands on the northern portion of the subject property.

The conceptual site plan is shown in ATT-8.

Supporting Documents

The following information was submitted in support of the applications:

- Planning Justification Report, prepared by MHBC Planning, dated August 2017;
- Conceptual Site Plan, prepared by BJC Architects Inc., dated June 2016;
- Community Context Plan, prepared by MHBC Planning, dated July 2017;
- Urban Design Brief, prepared by MHBC Planning, dated July 2017;
- Stage 1 and 2 Archaeological Assessments, prepared by AMICK Consultants Limited, dated November 29, 2016;
- Environmental Impact Study, prepared by Aboud and Associates Inc., dated June 23, 2017;
- Hydrogeological Investigation, prepared by MTE Consultants Inc., dated February 17, 2017;
- Transportation Impact Study, prepared by Paradigm Transportation Solutions, dated August 2017;
- Phase One Environmental Site Assessment, prepared by MTE Consultants Inc., dated May 2, 2017; and,
- Functional Servicing Report, prepared by MTE Consultants Inc., dated May 18, 2017.

Staff Review

The review of these applications will address the following issues:

- Evaluation of the proposal against the 2014 Provincial Policy Statement and Places to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan; including any Official Plan Amendments;
- Review of the Planning Justification Report and the Urban Design Brief;

- Review of the Environmental Impact Study;
- Review of the proposed zoning, including the need for any specialized regulations;
- Review of engineering reports submitted in support of the application;
- Review of the Transportation Impact Study; and,
- Address all comments and issues raised during the review of the applications.

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

The Notice of Complete Application and Public Meeting was mailed on October 6, 2017 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. The Notice of Public Meeting was also advertised in the Guelph Tribune on October 19, 2017. Notice of the applications has also been provided by signage on the property and all supporting documents submitted with the applications have been posted on the City's website.

Corporate Administrative Plan

This report supports the following goals and work plans of the Corporate Administrative Plan (2016-2018):

Overarching Goals

Service Excellence

Service Area Operational Work Plans

Our People- Building a great community together

Attachments

ATT-1	Location Map and 120m Circulation
ATT-2	Orthophoto
ATT-3	Official Plan Land Use Designations and Policies
ATT-4	Official Plan Amendment #48 Land Use Designations and Policies
ATT-5	Proposed Official Plan Amendment
ATT-6	Existing Zoning and Details
ATT-7	Proposed Zoning and Details
ATT-8	Conceptual Site Plan

Departmental Approval

Not applicable.

Report Author

Lindsay Sulatycki
Senior Development Planner



Approved By

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Approved By

Chris DeVriendt
Acting Manager of Development Planning



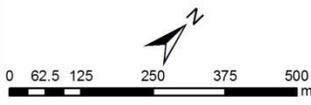
Recommended By

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ATT-1 Location Map and 120m Circulation



Sources:
POUSER Property (2016) [SDE feature class]. The City of Guelph, ON.
POUSER Sites (2016) [SDE feature class]. The City of Guelph, ON.
POUSER PARKS (2016) [SDE feature class]. The City of Guelph, ON.
GISPROD.GISCA.Railway (2016) [SDE feature class]. The City of Guelph, ON.



LOCATION MAP and 120m CIRCULATION AREA 388 Arkell Road



Produced by the City of Guelph
Planning, Urban Design and Building Services - Development Planning
October 2017

ATT-2 Orthophoto



388 Arkell Road
SUBJECT SITE

VICTORIA RD S

TOWNSHIP OF PUSLINC

ARKELL RD

COLONIAL DR

Sources:
GISPRD0.GISCA_Property (2017) [SDE feature class]. The City of Guelph, ON.
POUSER.PARKS (2013) [SDE feature class]. The City of Guelph, ON.
POUSER.City_Boundary (2013) [SDE feature class]. The City of Guelph, ON.
Guelph2017.aid (2017) [file system raster]. The City of Guelph, ON.

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Planning, Urban Design and Building Services - Development Planning
October 2017

2017 ORTHOPHOTO 388 Arkell Road



ATT-3 Official Plan Land Use Designations and Policies



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 Planning, Urban Design and Building Services - Development Planning
 October 2017

**2001 OFFICIAL PLAN
 SEPTEMBER 2014 CONSOLIDATION
 LAND USE DESIGNATIONS
 388 Arkell Road**

ATT-3 (continued)
Official Plan Land Use Designations and Policies

'General Residential' Land Use Designation

- 7.2.31 The predominant use of land in areas designated, as 'General Residential' on Schedule 1 shall be residential. All forms of residential *development* shall be permitted in conformity with the policies of this designation. The general character of development will be low-rise housing forms. *Multiple unit residential buildings* will be permitted without amendment to this Plan, subject to the satisfaction of specific development criteria as noted by the provisions of policy 7.2.7. Residential care facilities, *lodging houses, coach houses* and garden suites will be permitted, subject to the development criteria as outlined in the earlier text of this subsection.
- 7.2.32 Within the 'General Residential' designation, the *net density of development* shall not exceed 100 units per hectare (40 units/acre).
- 7.2.33 The physical character of existing established low density residential neighbourhoods will be respected wherever possible.

'Medium Density Residential' Land Use Designation

- 7.2.36 The predominant use of land within areas designated as 'Medium Density Residential' on Schedule 1 shall be for ***multiple unit residential buildings***, such as townhouses, row dwellings and walk-up apartments. It is not intended that housing forms such as single detached or semi-detached units shall be permitted. Residential care facilities and ***lodging houses*** may be permitted by the provisions of this Plan.

Non-Residential Uses in Residential Areas

- 7.2.26 Within designations of this Plan permitting residential uses, a variety of small-scale institutional uses may be permitted that are complementary to, and serve the needs of residential neighbourhoods. Such non-residential uses include: schools, churches, *day care centres*, municipal parklands and recreational facilities. In addition, ***convenience commercial*** uses that provide goods and services primarily to the residents in the surrounding neighbourhood may also be permitted. These convenience uses will be limited by the Plan to a maximum ***gross leasable floor area*** of 300 square metres (3,200 square feet) on a property.

7.2.27 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.

1. In addition to implementing the objectives and policies of subsection 3.6, Urban Design, non-residential uses shall:
 - a) Be located on an arterial or collector road;
 - b) Be located on the property in a manner which minimizes the impact of traffic, noise, signs and lighting on adjoining residential properties;
 - c) Have adequate landscaping and screening to promote compatibility with adjacent activities;
 - d) Have sufficient off-street parking, circulation and access points; and
 - e) Have adequate municipal services.
2. Non-residential uses will be encouraged to concentrate at neighbourhood "nodes".

7.2.28 The development criteria of policy 7.2.27 will be used to assess the merits of a rezoning application for new non-residential uses on properties presently not zoned to permit these activities.

'Neighbourhood Commercial Centre (4,650m²)' Land Use Designation

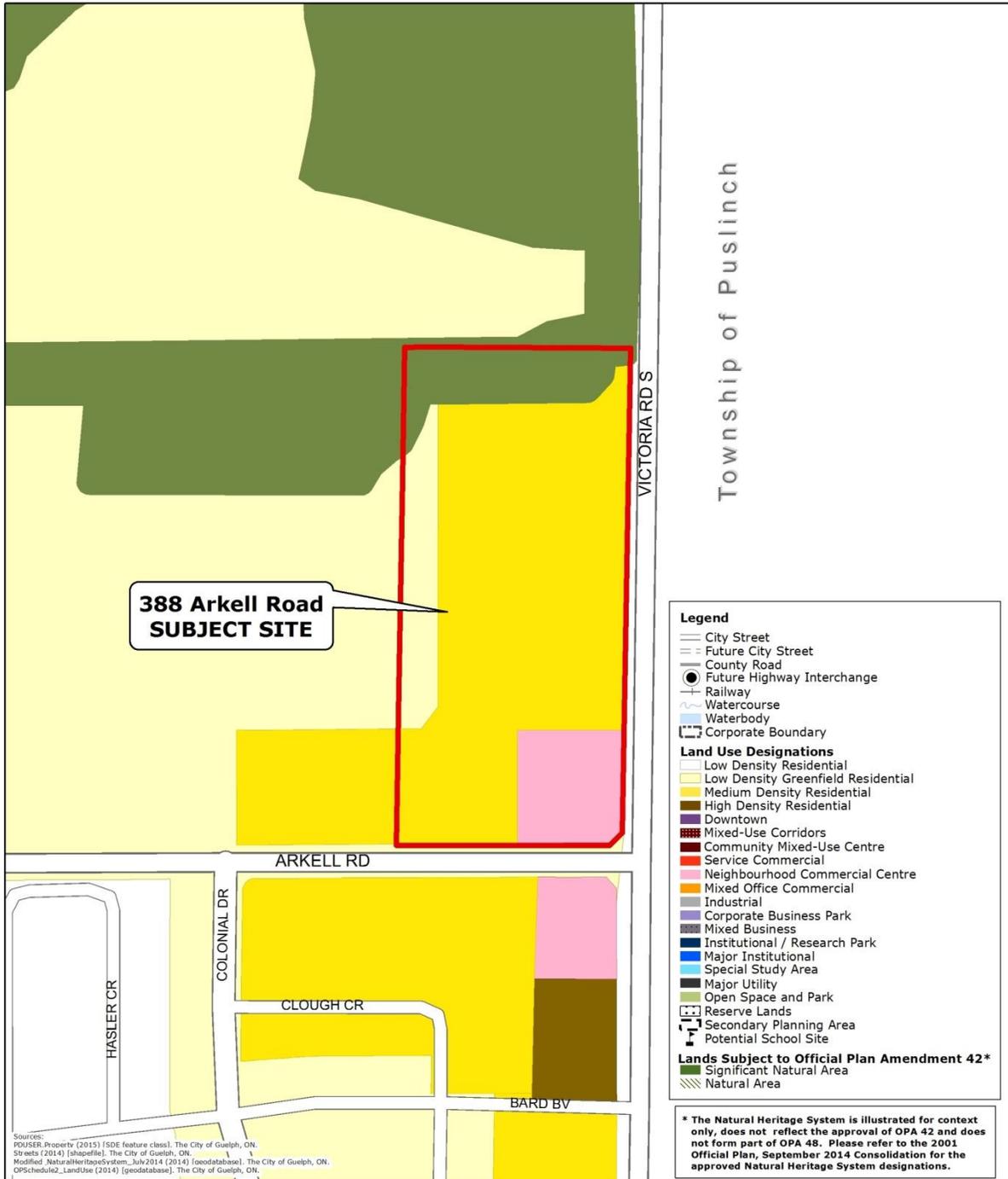
7.4.22 A 'Neighbourhood Commercial Centre', comprised of one or several commercial buildings on one or more properties within a compact "node", is intended to primarily serve the shopping needs of residents living and working in nearby neighbourhoods and employment districts. In addition, institutional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

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

6A.2.1 General Policies: Significant Natural Areas

1. Development or site alteration shall not be permitted within Significant Natural Areas including their established or minimum buffers as designated on Schedule 1, except in accordance with the general policies in 6A.1.2 and the Significant Natural Areas policies in 6A.2.
2. In accordance with the applicable policies in 6A.1.2 and 6A.2, development or site alteration may be permitted within the adjacent lands to Significant Natural Areas provided that it has been demonstrated through an EIS or EA that there will be no negative impacts to the protected natural heritage features and areas or their associated ecological functions.

ATT-4 Official Plan Amendment #48 Land Use Designations and Policies



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Official Plan Amendment No. 48
Proposed Land Use Designations
388 Arkell Road

CITY OF Guelph
Making a Difference

Produced by the City of Guelph
 Planning, Urban Design and Building Services - Development Planning
 October 2017.

ATT-4 (continued)
Official Plan Amendment #48 Land Use Designations and Policies

9.3.3 Low Density Greenfield Residential

This designation applies to residential areas within the *greenfield area* of the City. The *greenfield area* is planned to achieve an overall minimum *density target* of 50 persons and jobs per hectare.

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.

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.

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.

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

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.

Permitted Uses

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

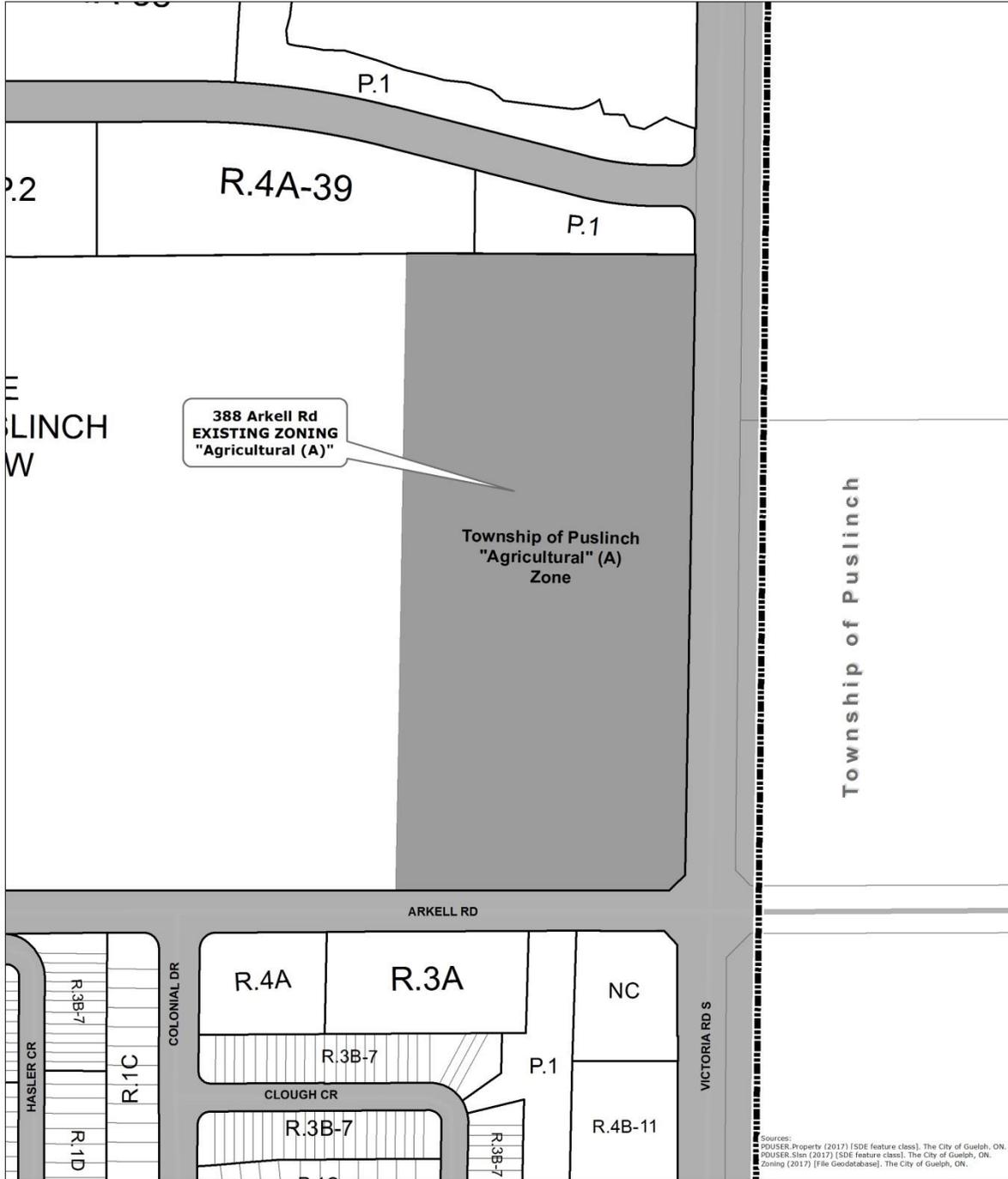
- i) commercial, retail and service uses;
- ii) small-scale offices;
- iii) community services and facilities;
- iv) *live/work*;
- v) multiple unit residential within mixed-use buildings; and
- vi) urban squares.

ATT-5
Proposed Official Plan Amendment

The following site-specific policy is proposed to be added to the Neighbourhood Commercial Centre land use designation of the Official Plan:

"In addition to the uses permitted by policy 7.4.22 of the Official Plan, a school shall also be permitted on the property municipally known as 388 Arkell Road."

ATT-6 Existing Zoning and Details



Sources:
POUSER Property (2017) [SDE feature class]. The City of Guelph, ON.
POUSER Sites (2017) [SDE feature class]. The City of Guelph, ON.
Zoning (2017) [File Geodatabase]. The City of Guelph, ON.

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October 2017

EXISTING ZONING 388 Arkell Road

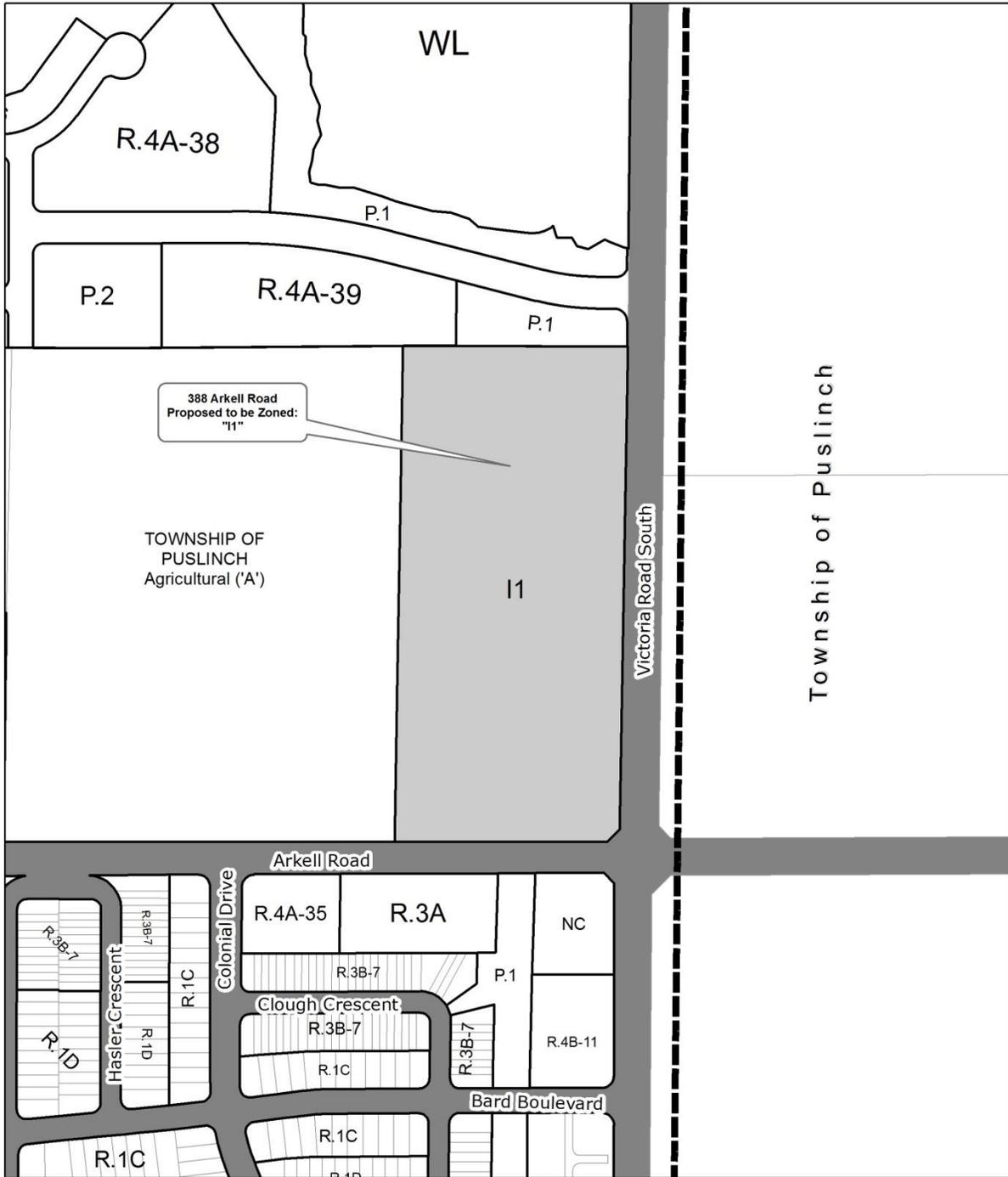
ATT-6 (continued)
Existing Zoning and Details

Agricultural Zone (A) (Township of Puslinch Zoning By-law 19/85)

Permitted Uses:

- *An agricultural use*
- *An intensive agricultural use*
- *A single detached dwelling*
- *A home occupation*
- *A retail farm sales outlet accessory to an agricultural use*
- *Existing churches, schools, community halls and nursing homes*
- *A wayside pit*
- *Forestry and woodlots*
- *Open space and conservation areas*
- *A fish and wildlife management area*
- *A public use*

ATT-7 Proposed Zoning and Details



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Planning, Urban Design and Building Services - Development Planning
October 2017

PROPOSED ZONING 388 Arkell Road

ATT-7 (continued)
Proposed Zoning and Details

Educational, Spiritual, and Other Services (I.1) (City of Guelph Zoning By-law)

Permitted Uses

- **Art Gallery**
- **Day Care Centre in accordance** with Section 4.26
- **Group Home in accordance** with Section 4.25
- **Library**
- **Museum**
- **Outdoor Sportsfield Facilities**
- **Religious Establishment**
- **School**
- **Occasional Uses** in accordance with Section 4.21.

TABLE 8.2 - REGULATIONS GOVERNING INSTITUTIONAL (I) ZONES

Row	Institutional Zones	Educational, Spiritual and Other Services (I.1) Zone	University of Guelph and Guelph Correctional Centre (I.2) Zone	Health and Social Services (I.3) Zone
1				
2	Minimum <i>Lot Area</i>	700 m ²		
3	Minimum <i>Front</i> and <i>Exterior Side Yard</i>	6 metres and in accordance with Sections 4.16 and 4.24.		
4	Maximum <i>Front</i> and <i>Exterior Side Yard</i>	20 metres	---	---
5	Minimum <i>Side Yard</i>	6 metres or one-half the <i>Building Height</i> , whichever is greater.		
6	Minimum <i>Rear Yard</i>	7.5 metres or one-half the <i>Building Height</i> , whichever is greater.		
7	Minimum <i>Lot Frontage</i>	30 metres	---	---
8	Off-Street Parking	In accordance with Section 4.13.	In accordance with Sections 4.13 and 8.2.1.1.	
9	Off-Street Loading	In accordance with Section 4.14.	In accordance with Sections 4.14 and 8.2.1.1.	
10	Accessory	In accordance with Section 4.5.		

	Buildings and Structures	
11	Fences	In accordance with Section 4.20.
12	Maximum Building Height	4 Storeys and in accordance with Sections 4.16 and 4.18. 10 Storeys and in accordance with Sections 4.16 and 4.18.
13	Buffer Strips	Where an Institutional Zone abuts any Residential, Park, Wetland or Urban Reserve Zone , a Buffer Strip shall be developed.
14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.

ATT-8 Conceptual Site Plan

